

Appendix 5 Detailed Sustainability Appraisal of Site Options

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	GRE8	Site Address:	Sandleford (including New Warren Farm), south of Warren Road and Monks Lane
Use(s) proposed by site promoter	Residential-led development with infrastructure	Development Potential:	Up to 1,500 dwellings with associated infrastructure requirements

1. SA / SEA

Key: Effects of option on SA objectives

++	+	?	0	-	--
Significantly Positive	Positive	Uncertain	Neutral	Negative	Significantly Negative
Option/policy/site would significantly help with achieving objective	Option/policy/site would help with achieving objective	More information needed	Option/policy/site would neither help nor hinder the achievement of the objective	Option/policy/site would be in conflict with the objective. Exceptional circumstance test demonstrating it to be in the public interest	Option/policy/site would be in conflict with the objective and unlikely to be acceptable. No evidence has been provided on potential mitigation or any relevant exceptional circumstance test demonstrating it to be in the public interest
Positive effect but consider whether effect can be enhanced	Net positive effect but consider whether effect can be enhanced	Where this will come from – who has it? What will be done about collecting it? When will it be collected?	Policy or allocation likely to be acceptable; but would require intervention to realise positive effects	Will require demonstrable levels of mitigation in order to make the plan/policy/site acceptable.	Unlikely that adequate mitigation could be provided to make the site acceptable. Delete, reconsider or amend the policy or site
<p>Aggregated score: The effects have been assessed for each sub-objective and associated criteria and marked with the considered symbol. The sub-objectives have been aggregated for the headline objective and assigned the colour code applied to the first column. Justification text for the overall colour code needs to be added to the dominant chosen colour.</p> <p><Justification text for the overall colour code would need to be added to the dominant chosen colour></p>					

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	++	<p>The proposed use is residential led, and the development potential on the site is up to 1,500 dwellings. Policy SP16 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? 	+	<p>Newbury is an Urban Area within the settlement hierarchy and the largest town in the district, meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure. It would provide 600 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p>		

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		<ul style="list-style-type: none"> Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in Newbury.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will include a new country park.</p>		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	?	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour		At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies LPR7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of

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						the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	++	<p>Public Right of WAY GREE/9/1 traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>		
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	++	<p>The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development.</p> <p>An existing public right of way traverses the site. The developer would incorporate this within the development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at		

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	particularly in rural locations			the time of construction in line with policy DC38.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	The site is of a scale and size that there would be multiple accesses to it. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	++	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>The site is adjacent to ancient woodland and contains local wildlife sites. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland and local wildlife sites would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland and local wildlife sites are provided.

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district? 	0	<p>There is an opportunity to enhance the urban-rural interface in this area of Newbury.</p> <p>The site is allocated as a strategic site within the adopted Core Strategy, and a Supplementary Planning Document (SPD) was adopted in 2013. The SPD was informed by evidence, including a Landscape Visual Impact Assessment which provides a framework for the development of the site. It includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.</p>	The SPD includes a masterplan framework that indicates potential areas for development, and areas which should be retained as woodland and used as parkland.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it sustain or improve the value of the heritage assets in the built and historic environment? Will it improve access to and understanding of buildings and other heritage assets? Will it support the character of Conservation Areas? 	0	<p>Potential harm to setting of the registered park and garden – Sandford Priory (Grade II).</p> <p>Desk based assessment already taken place across parts of the site.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation will reduce the impact.</p> <p>Mitigation will include Transport Assessment / Travel Plans.</p>	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	-	High risk of noise and vibration problems to future occupants from road and commercial use. Medium risk to neighbours from commercial use.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. Environmental health officers have not identified any risk that the site could be contaminated.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	<p>The site is allocated in the adopted Core Strategy for up to 2,000 dwellings.</p> <p>A number of planning applications have been submitted to the Council in recent years for both parts of the site. These</p>		

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				applications refer to closer to 1,500 dwellings across the site. Given this more recent and detailed work, it is considered that 1,500 dwellings is a more appropriate figure for the site in the context of its 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	<p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p> <p>SP16 expects that the development will deliver on-site renewable energy to assist in the delivery of a carbon neutral development.</p>		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	All development will increase the overall demand for water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a	

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					requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	<p>British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	<p>The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.</p> <p>Public open space and green and blue infrastructure to support the development would be provided with development.</p>	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design Principles), LPR10 (Green Infrastructure).	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>Surface water flood flow routes through centre of site on 2 routes of existing ordinary watercourses. Could be mitigated for by attenuation.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>Whilst Sustainable Drainage Systems measures proposed as part of recent applications were generally not acceptable overall, potential exists for a good solution to be incorporated.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas 	0	Housing development provides additional workforce and customers which has the		

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		and the vitality of town centres? <ul style="list-style-type: none"> • Will it promote the sustainable economic growth of villages? • Will it support sustainable rural diversification? 		potential to support commercial centres.		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; new green infrastructure and public open space, new community infrastructure such as primary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Newbury town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Significantly positive	High	Districtwide	Permanent	Longterm
Cumulative/Compound:				

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	SP17 (HELAA THA20)	Site Address:	Land at Bath Road, Thatcham
Use(s) proposed by site promoter	Residential-led development with infrastructure	Development Potential:	Up to 2,500 dwellings with associated infrastructure requirements

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	++	<p>The proposed use is residential led, and the development potential on the site is up to 2,500 dwellings. Policy SP19 is proposing that 40% of housing provided is affordable housing on sites of 10 dwellings or more, on greenfield land. Hence this site would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? 	++	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type</p>		

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		<ul style="list-style-type: none"> Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] Will it provide for cross border demands agreed with neighbouring authorities? 		<p>and tenure. It would provide 1,000 affordable homes which would equate to a significant percentage of the identified affordable housing need over the plan period.</p> <p>A site of this size would be expected to deliver at least 3% of dwellings as serviced custom/self-build plots.</p>		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	++	<p>The developer would provide new open space and recreation facilities.</p> <p>The site is well located to benefit from existing facilities in the town such as the Kennet Leisure Centre.</p> <p>The site is also well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a size that it will create new neighbourhoods and foster a sense of place and beauty, as its design will be sensitive to the nearby AONB.</p>		
	2(b): To reduce levels and fear of	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? 	?	At this stage it is difficult to establish what impacts		At the scheme design stage crime and safety issues need to be considered e.g. overlooking

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	crime and anti-social behaviour	<ul style="list-style-type: none"> Will it promote development that creates safer places? 		development in this area will have on crime and antisocial behaviour		of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and XX (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	++	Public Rights of Way THAT/4/1, THAT/3/3, THAT/2/1, THAT/3/5, THAT3/1/, THAT/1/1, traverse the site. The developer would incorporate these within the development, in addition to providing additional PROW as appropriate. Public open space and green and blue infrastructure to support the development would be provided with development.		
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? 	++	The developer would provide additional educational and training facilities and other facilities such as health facilities and local retail centres commensurate with development. Existing public rights of way traverse the site. The developer would incorporate these within the		

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		<ul style="list-style-type: none"> Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 		<p>development, in addition to providing additional PROW as appropriate.</p> <p>Public open space and green infrastructure to support the development would be provided with development.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	The development would be of such a size that it would create three new neighbourhoods. This level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction in line with policy DC38.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	The site is of a scale and size that there would be multiple accesses to it, via the A4 and Floral Way. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	++	<p>The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre and active travel has been considered in relation to the site in the Thatcham Strategic Growth Study.</p> <p>There is already a public transport route with frequent service on the A4 which the site will link to.</p> <p>The promoter is proposing that the site provides a retail element commensurate with the size of the development.</p>		

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5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	++	<p>The site is adjacent to, and contains, ancient woodland. The developer would provide enhancement measures such as green corridors to encourage habitat connectivity.</p> <p>The size and existing land use (predominately agriculture) of the site mean that it is capable of providing net biodiversity gain.</p>	Appropriate buffers for ancient woodland would be required.	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district? 	0	Development would have an impact on the character of the landscape. Careful design would seek to conserve and enhance the special character of the AONB, including the creation on a new country park to enable access to the surrounding countryside.	The Thatcham Strategic Growth Study has used a landscape led approach to ensure that development is sensitive to the surrounding landscape.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it sustain or improve the value of the heritage assets in the built and historic environment? Will it improve access to and understanding of buildings and other heritage assets? Will it support the character of Conservation Areas? 	0	<p>Potential harm to setting of Siege Cross Farm: Barn at Siege Cross Farm (Grade II), Cart at Siege Cross Farm (Grade II), and Barn at Colthrop Manor (Grade II).</p> <p>Desk based assessment indicates potential for finds high.</p> <p>The development is of a scale that it could incorporate the listed buildings into the design of the site. It could also improve access to, and understanding of, the buildings.</p>	<p>Heritage Impact Assessment required.</p> <p>A field-based assessment would be required at the planning application stage.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? 	0	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre. There is already a public transport	Careful design and appropriate mitigation will reduce the impact.	

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		<ul style="list-style-type: none"> Will it help improve air quality? 		<p>route with frequent service on the A4 which the site will link to.</p> <p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	Mitigation will include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	-	<p>On parts of site low risk of noise and vibration problems to future residents. On other parts (the area around Siege Cross Farm) high risk of noise and vibration problems to future residents from road and commercial. Medium risk to neighbours from commercial on central part of site.</p>		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield therefore development will result in the loss or damage to soil quantity and quality in parts. The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>Environmental health officers have not identified any risk that the site could be contaminated.</p>		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	<p>Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be</p>		

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				undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The West Berkshire Density Pattern Book Study was used to establish the indicative development potential on the site. The Thatcham Strategic Growth Study built further on this assumption and using a landscape led approach, suggests how development on the site could come forward in a way that will achieve the efficient use of land via appropriate densities whilst ensuring that this carefully conserves and enhances the setting of the nearby 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	<p>The site is located on the south facing slope of the Kennet valley which would allow for a high degree of solar gain.</p> <p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p>		

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	All development will increase the overall demand for water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk))	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	<p>The site is within 250m of a mineral and waste buffer zone. The developer will be required to demonstrate that development will not have a detrimental effect on an existing/proposed mineral or waste operation.</p> <p>The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.</p>		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? 	+	The site is well located to maximise sustainable transport options to the train station, local employment opportunities, local facilities and the town centre.	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design	

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place to respond to climate change.		<ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		Public open space and green and blue infrastructure to support the development would be provided with development.	Principles), LPR10 (Green Infrastructure).	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	+	<p>Site is within Flood Zone 1 which means a low probability of fluvial flooding.</p> <p>In terms of surface water flood risk, there are surface flow routes through the site, one of which is a major surface water flood flow therefore attenuation measures will be necessary which will reduce the developable area.</p> <p>There are also parts of the site at risk of groundwater flooding.</p> <p>The Thatcham Strategic Growth Study has considered the how flood risk on the site can best be managed sustainably using SuDs, while also contributing to managing flood risk in the wider area.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	+	A small portion of the site is promoted for employment use which will help encourage employment opportunities that meet the needs of the District		The development of the remainder of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	+	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing.</p> <p>In addition, industrial development is proposed for a small portion of the site. This will help attract businesses and inward investment to the district.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	+	<p>The Thatcham Strategic Growth Study identifies that the most sustainable way for Thatcham to secure additional infrastructure is for strategic housing development to occur.</p> <p>Housing development provides additional workforce and customers which has the potential to support commercial centres.</p> <p>In addition, a portion of the site is promoted for industrial use which would help promote the sustainable economic growth of Thatcham and the wider Newbury and Thatcham urban area.</p>		

Summary				
<p>There are a number of positive and significant positive sustainability effects that developing the site would have, including maximising the provision of: affordable housing; custom and self-build plots; new green infrastructure and public open space, new community infrastructure including primary and secondary schools; and improvements to the cycling and walking network to improve opportunities for sustainable travel. In addition, the site's sustainable location on the edge of Thatcham town will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are very few negative impacts that developing the site would have.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Significantly positive	High	Districtwide	Permanent	Longterm
Cumulative/Compound:				

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	RSA1	Site Address:	Kennet Centre, Market Street
Use(s) proposed by site promoter	Residential led mixed use	Development Potential:	Up to approximately 250 dwellings but possibly more given town centre location.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The proposed use is residential, and the development potential on the site is up to 250 dwellings.</p> <p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of service and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Policy SP19 is proposing that 30% of housing provided affordable housing is provided on sites that can accommodate 10 or more dwellings on previously developed land.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all sections of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site is very well located in the town centre to benefit from existing facilities in Newbury.</p> <p>The site is also located within walking distance of the train station, local employment opportunities, local facilities and the town centre.</p> <p>In addition, the site is of a type and size that it will create a new urban quarter within Newbury and foster a sense of place and beauty as it opens up a key town centre site.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour however reintroducing residential development into this town centre site could promote improved permeability and create a safer place.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green 	0	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure	

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		<p>infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		the provision of Green Infrastructure (policy LPR10 – Green Infrastructure).	the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is located in the centre of Newbury which has a wide range of service and opportunities for employment, community and education and has excellent access to the Railway line which provides links to Newbury, Thatcham, Reading and London.		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The town centre location of the site means that future occupants would be more likely to make a greater number of journeys on foot rather than by car and additional traffic could be limited. In addition, speed limits around the site would be in the context of an urban setting and any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	++	The site is excellently located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre. DC36 sets out residential parking standards for new development and this site is within Zone 1 which provides for the least amount of parking given the sustainability of the location. This encourages the use of sustainable modes of transport and facilitates a reduction in vehicular traffic.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Town centre location presents limited opportunities for conserving and enhancing biodiversity and geodiversity.	LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	The site lies within the settlement of Newbury and development would be seen within the context of existing development. The site could have a positive impact on the settlement form and character of the townscape in Newbury and could enhance local distinctiveness through the redevelopment of a town centre site however care will be needed due to the site's location within the historic settlement core.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>The site is located within the historic heart of Newbury and there are several Grade II Listed buildings adjacent to the site (137-138 Bartholomew Street, 149 Bartholomew Street, 21-25 Market Place, 33-34 Cheap Street, and 35 Cheap Street) and the site is located within Newbury Conservation Area.</p> <p>Development of the site could improve access to and public enjoyment of these heritage assets. Any proposals should consider the surviving historic buildings and their setting.</p> <p>Heritage Impact Assessment will be required.</p>	<p>Policy SP9 (Historic Environment) requires that development proposals to conserve and enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, and historic importance.</p> <p>Policy DC8 (Conservation Areas) requires development proposals to be sensitively designed and must satisfy a set of criteria.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	+	<p>The site is located in the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and congestion and minimise emissions.</p> <p>The level of impact on minimising emissions also depends on building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p>	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	<p>The site is located in the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and minimise noise however other noise associated with residential use would be introduced into the town centre which may negate this.</p>		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	+	The site is previously developed land therefore loss of soil will be minimal.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	++	The site is previously developed land and will minimise the loss of high quality agricultural land.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	++	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location however given its town centre location there may be opportunities for higher densities subject to consideration of height 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,	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	generation and storage	<ul style="list-style-type: none"> and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	<p>All development will increase the overall demand for water.</p> <p>Higher level policy provisions seek to meet this objective, eg. Policy DC5 (Water Quality).</p>	Development will have potential negative impacts on water related issues; however appropriate implementation of SuDS can mitigate these issues (SuDS are a requirement of policy LPR6 (Flood Risk)).	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The site is excellently located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre thus reducing emissions contributing to climate change.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>45% of the site is located in FZ2 and 55% of the site is in FZ1.</p> <p>The site is being promoted for a mix of uses, some of which are 'less vulnerable'. 'Less vulnerable' uses can be acceptable within Flood Zone 2.</p>	<p>The 'more vulnerable' uses (ie. residential) would need to be accommodated in Flood Zone 1.</p> <p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	++	<p>The site is proposed to provide a mix of uses including offices floorspace. This would encourage the provision of employment opportunities that meet the needs of the District.</p> <p>Given its highly sustainable location, it would improve the accessibility to jobs.</p>		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	+	The provision of office floorspace will help attract businesses and inward investment to the district and help meet the need for town centre located office floorspace.		
	10(c): To support the viability and	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas 	+	The site is promoting an element of office floorspace therefore it will promote the sustainable economic		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	vitality of town and village centres	and the vitality of town centres? <ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 		growth of Newbury and its town centre vitality.		

Summary				
<p>There are a number of positive sustainability effects that developing the site would have, including improving accessibility to community infrastructure, maximising opportunities for all forms of safe and sustainable travel, improving the efficient use of land, and supporting a strong, diverse and sustainable economic base which meets identified needs.</p> <p>In addition, the site's very sustainable location in Newbury town centre will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>In contrast there are no negative impacts that developing the site would have with a number of neutral impacts.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly positive	High	Newbury and Thatcham	Permanent	Short to long term
	Cumulative/Compound:		The individual effects in combination do not compound the significance.	

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	HSA1 (former SHLAA ref NEW012)	Site Address:	Land north of Newbury College, Monks Lane, Newbury
Use(s) proposed by site promoter	Housing	Development Potential:	15 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Newbury which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? [Will it foster a sense of place and beauty?] 	+	<p>The site is located close to local sports facilities, Greenham Common and local services and facilities that would support and encourage healthy, active lifestyles.</p> <p>The site is close to facilities at Newbury College and Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is located close to open space facilities at Greenham Common and local services and facilities at Newbury Retail Park, meaning the site would contribute positively to social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	0	Unlikely to have an impact on GI, although the site is close to Greenham Common.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is located on the college site, close to local services and facilities at Newbury Retail Park and the town centre, well connected by public transport and footpaths.</p> <p>The A339 and A34 are easily accessible giving access to employment outside of Newbury.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p> <p>The Council's Highways team have not raised objection in relation to impact on</p>		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety

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				highways as part of the outline planning application (19/00669/OUTMAJ).		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	A regular bus services passes the site, with links to Newbury Railway station. There are walking and cycling routes into the town centre from the site.		The site's location close to Newbury Retail Park and other local service and facilities mean that walking and cycling are realistic options for potential future residents. Therefore development of the site would contribute positively to environmental and social sustainability.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Unlikely to impact on biodiversity and geodiversity.	Net gains in accordance with policy LPR11 Biodiversity and Geodiversity would be required.	Development of the site is unlikely to impact on any elements of sustainability.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	Unlikely to impact on the character of the landscape.	The allocation policy provides parameters for the design and layout. Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Unlikely to have an impact on heritage assets. Although there is evidence of RB activity on the site.	Policy SP9 will ensure development protects or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The site is close to the A339. Traffic generated from the site is likely to use the A339 and pass through the area covered by the Air Quality Management Area.	Careful design and appropriate mitigation should reduce the impact. The allocation policy requires development to be informed by an air quality survey that will advise on any necessary mitigation measures. Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise quality.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	+	The site is part of the college land and therefore previously developed land according to the definition in the NPPF.	The site is part of the college and therefore previously developed land according to the definition in the NPPF.	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP would need to be considered.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? [Will it support water resource management of surface and groundwater flows?] Will it support sustainable floodplain management? 	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 be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability.

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10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	There will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	There will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary
There are no significant impacts from this site. The site makes use of previously developed land, 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 as part of appropriate assessment and mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately Neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Speen
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Site ID:	RSA3	Site Address:	Land at Bath Road, Speen, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	The site is allocated within the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 100 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Newbury which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. This could support and encourage healthy communities.</p> <p>Overall, in terms of environmental and social sustainability, development of the site would have a positive impact. If the allotments were not retained or re-provided Public Right of Way (PRoW) were not protected there could be a negative impact on environmental social sustainability</p>	<p>The new scheme no longer includes the development of the allotments; however, the Public Right of Way (PRoW) would need to be protected.</p> <p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with</p>	<p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					the Quality Design Supplementary Planning Document (SPD).	footpaths in order to design out crime
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	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 there are Tree Preservation Order trees on the northern boundary of the southern proposed area.	<p>The new scheme no longer includes the development of the allotments; however, the PRoW would need to be protected.</p> <p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p> <p>This means that the site could have a positive impact on the district's economic sustainability.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>The Council's Highways Team have not raised any road safety issues, they have advised that access can be obtained onto the A4.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	<p>The site is located within Newbury, and is close to local services and facilities which encourage walking or cycling,</p> <p>There are a number of public transport options within the town centre. Newbury station is approximately 3km from the site.</p> <p>Development of the site would therefore have a positive impact on environmental and social sustainability</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>Site is close to a Local Wildlife Site.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is in an area of medium / high landscape sensitivity.</p> <p>As only part of the site is proposed for development it is unlikely that the site would have an impact on any aspect of sustainability from a landscape perspective.</p>	<p>Only part of the site is identified for development by the site promoter. Mitigation measures and development of a previously developed part of the site would ensure no negative impact on the character of the landscape.</p> <p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	<p>The site is close to Speen Conservation Area.</p> <p>The site is within the 2nd battle of Newbury battlefield area. There is archaeological potential on the site.</p>	<p>LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>An archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.</p> <p>Development of the site would need to protect and enhance the special architectural and historic interest of the Speen Conservation Area</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	<p>The site is close to the A34 which could cause air quality issues.</p> <p>Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included</p>	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p> <p>LPR policy DC8 (Air Quality) seeks to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality.</p>	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	<p>The site is close to the A34 which could cause noise issues.</p> <p>Therefore, there could be a negative impact on social sustainability if appropriate mitigation was not included.</p>	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p>	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield.</p> <p>There are no known contamination issues on the site.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	<p>The site is underlain by a major aquifer (20%), is within an area where there is a high risk to groundwater, and is within a Source Protection Zone (SPZ), although the Environment Agency has no in principle objections to development in SPZs</p>	<p>A hydrological assessment would potentially be required as part of any planning application that comes forward on the site.</p> <p>LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield and could have a negative impact on environmental sustainability.</p> <p>The site is Grade 3 agricultural land but Natural England data on agricultural land quality</p>		<p>The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				does not distinguish if land is Grade 3a or 3b.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

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					Thames Water have raised significant concerns regarding water supply capability, specifically water resources capability. Current water supply network in this area is highly unlikely to be able to support the demand from this site. Water supply infrastructure is highly likely to be required to ensure sufficient capacity is brought forward ahead of any development. A detailed water supply strategy would therefore be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Part of the site is underlain by construction aggregates.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management 	0	The site lies within Flood Zone 1 and so there is a low probability of flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability.

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		<p>of surface and groundwater flows?</p> <ul style="list-style-type: none"> Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable rural diversification? 				

Summary				
<p>There are no significant sustainability issues with this site. The site is easily accessible by public transport, walking and cycling and with close proximity to open countryside and local sports facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Part of the site is currently used as allotments which would need to be retained or relocated should the site be developed, or there would be a negative impact on environmental sustainability. The site previously encompassed allotment areas; however in line with the new scheme the allotments would no longer be developed. Two rights of way cross the site, and if they were not protected there could be a negative impact on social sustainability. The site's proximity to the A34 means that there could be issues of air or noise pollution, with a consequential impact on sustainability unless suitable mitigation measures are provided. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	HSA3 (former SHLAA ref NEW045)	Site Address:	Coley Farm, Stoney Lane, Ashmore Green
Use(s) proposed by site promoter	Residential	Development Potential:	75 Dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is proposed for 75 dwellings, and is of a scale to provide affordable housing.</p> <p>The site's location adjacent to existing development is considered appropriate for affordable housing.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Site is close to local services and facilities as well as open countryside and near to the local recreation ground.</p> <p>The planning application (20/00604/FULEXT) seeks to provide open space and children's play space.</p> <p>The site's location to the north of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. There are limited opportunities for access to sports facilities and little impact on GI.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	+	<p>The scheme presented in the planning application (20/00604/FULEXT) is guided by the 'Secure by Design' principles.</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open 	+	<p>The site is close to local amenity space, but it is unlikely that the development would impact on GI. There are opportunities for walking and</p>	<p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the</p>	

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	GI across the District	<ul style="list-style-type: none"> space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		cycling, which gives easy access to local services and facilities.	development maximises the potential for strengthening local Green Infrastructure	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is close to areas of protected employment, and within easy access of a number of employment sites and education facilities.</p> <p>There is easy access to the strategic network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	+	<p>The planning application identifies the widening of Stoney Lane, provision of footpath, pedestrian crossing, and extension of 30mph speed limit.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety, through the measures identified above.</p>	Mitigation as per the planning application.	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	The site is located within Newbury. There are a number of public transport options, including a bus route pass the site and a railway station (Newbury Racecourse) approximately 3km from the site. Newbury station is just over 3km from the site. There are a number of opportunities for walking and cycling to local services and facilities.	As part of a planning application a Transport Statement / Transport Assessment would consider opportunities for enhancing the feasibility of walking and cycling, and the use of public transport.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	There are up to date ecological surveys, included bat and reptile surveys. The scheme has been designed to offer enhancements. Mitigation measures would be secured by planning permission.	Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is rural in nature, especially to the north. It is in an area of medium landscape sensitivity. There are two trees with TPOs on the north western boundary. There will be moderate impacts on views into the site.	Buffer zones could be put in place to protect the trees protected by TPOs. Landscape advice states that the following mitigation would be required: <ul style="list-style-type: none"> Retention of vegetation along Stoney Lane, except at the access point Development will be set back from Stoney Lane and a wide landscape buffer provided Development will be set back from the northern boundary and a woodland belt provided. 	The planning application identifies a net gain in trees and hedging being planting on site.

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	No recorded heritage assets, but some potential. An Archaeological Desk Based Assessment undertaken for planning applications and field evaluation needed.	Programme of investigation secured by planning condition.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact on air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is underlain by a minor aquifer and is within Source Protection Zone (SPZ3) although the EA has no in principle objections to developments in SZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	Not identified as an issue with the recent 2020 planning application.

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7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	Site is Greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	The allocation policy identifies parameters for successful integration in to the landscape and 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0		Any development would need to comply with the policies in the Minerals and Waste Local Plan.	No comments in regard to planning applications.
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? 	+	<p>The site is in Flood Zone 1. The eastern edge of the site is adjacent to an area of surface water flood risk.</p> <p>The layout and design for the planning application has factored in drainage and SuDS</p>	SUDs would be required on site	There is no flood risk on the site itself which has a positive impact on sustainability. The site is adjacent to an area of surface water flood risk which could have an impact on flooding on the site, and without the identified mitigation development could have a negative impact on sustainability.

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		<ul style="list-style-type: none"> Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable rural diversification? 		neutral effect on economic sustainability		

Summary				
<p>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, thereby promoting healthy and active lifestyles. All of these aspects have a positive impact on sustainability. The site has the potential to deliver many benefits through good design and layout, taking into account the constraints of surface water flooding, landscape sensitivity, and highway network. Mitigation measures will be necessary, including to protect and enhance biodiversity, provision of SuDS, and strengthening of landscape features. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately neutral	High	Newbury and Thatcham Spatial Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	GRE3	Site Address:	Land to the south of Newbury Racecourse
Use(s) proposed by site promoter	Housing and open space	Development Potential:	Approximately 161 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The sites are allocated for approximately 160 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] [Will it provide for cross border demands agreed with neighbouring authorities?] 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The sites are close to local services and facilities and open space at the adjacent West Wood, and Young Copse, Stroud Green recreation ground and Greenham Common.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	
	2(c): To enable the protection and	<ul style="list-style-type: none"> Will it provide opportunities for, or 	+	<p>The provision of open space is part of the site promotion</p>	<p>Whilst policy S7 will ensure that the development will strengthen</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	enhancement of high quality multi-functional GI across the District	<p>improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>(separate parcel of land adjacent to New Road path). This connects with existing open space.</p> <p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.</p>	a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is close to services and facilities at Newbury Retail Park.</p> <p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p> <p>The Council's Highway's Team advise that more than one access would be required to serve the site, and there must be links through.</p>	<p>Design of road/pedestrian/cycle link network through the site is required to better understand the impacts.</p> <p>With Sandleford there are improvements planned for the A339, which could then benefit the site, subject to modelling</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				Traffic modelling required to better understand effects on local highways network.	and results of a Transport Assessment.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	0	<p>There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities.</p> <p>Bus services near to the site (Westwood Road and Pigeons Farm Road)</p> <p>However, traffic will pass through Newbury AQMA at the A339.</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>The site is within a BOA. Priority habitats are present within and near to the site. Two areas of Ancient Woodland are within 500m of the site. European protected species, priority species, SSSI impact zone, a Statutory site and several Local Wildlife Sites are within 500m of the site. Secondary impact of additional visitors to Greenham Common to be considered.</p>	<p>15 metre buffer needed to Ancient Woodland. Assessment needed to establish impact on Ancient Woodland.</p> <p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	Surveys previously undertaken will need to be updated.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement 	-	<p>Medium/high landscape sensitivity.</p> <p>The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the</p>	<p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will</p>	Existing low density development to south, and it is recognised that making efficient use of land would not

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		form, pattern, and character?		<p>pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded feel, contrasting with the open nature of Greenham Common.</p> <p>The site is detached from the existing built up area by virtue of the existing woodland. The built up area to the south (Greenham) is low density development, whereas 160+ dwellings may not necessarily respect this character. The site forms an important part of the wider countryside, and a rural setting to Greenham.</p> <p>There is potential amalgamation of Newbury with Greenham with further loss of their individual identity further to the west, by blocking the continuation of open land to the east; and would introduce high density development in proximity to Greenham with a low density rural settlement character where woodland is the overarching feature.</p>	strengthen a sense of place through high quality locally distinctive design and place shaping.	necessarily reflect this character.
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets 	-	<p>St Mary's Church to the south/south-west of the site is Grade II* listed. Risk of adverse harm to its open rural setting.</p> <p>Mill Hall School to south of site Grade II*.</p> <p>Evidence of medieval and post medieval agricultural systems, and possibly some prehistoric evidence.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Heritage Impact Assessment required.</p> <p>Field evaluation to be undertaken to investigate archaeological resource of the</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it preserve or enhance the appearance of Conservation Areas? 			smaller section. Larger section already has had archaeological investigation.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area at Queens Road, Greenham Road roundabout.	Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The site is predominately 3b agricultural land with small pockets classified as urban.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	-	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location, though the impact on the character of the area may also affect the density. The open space has been factored in to the development potential.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	The site is detached from the existing built up area by virtue of the existing woodland. The built up area to the south (Greenham) is low density development, whereas 160+ dwellings may not necessarily respect this character. The site forms an important part of the wider countryside, and a rural setting to Greenham.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>The development presents an opportunity to promote the re-use and sustainable management of water.</p> <p>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.</p> <p>The scale of development/s is likely to require upgrades to the wastewater network</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>A detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered is required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	<p>2/3 of the site lies within the existing Mineral Safeguarding Area, 1/3 in the proposed Mineral Safeguarding Area.</p> <p>Consideration of policies 1&2 of the RMLP would be required.</p>	<p>A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	
	9(b): To sustainably manage flood risk to people,	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? 	0	<p>The site lies within Flood Zone 1. Minor surface water flood flow route along a watercourse in the larger site. Possibility of</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	property and the environment	<ul style="list-style-type: none"> Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 		groundwater emergence, which limits use of infiltration SuDS, in north east tip of larger site. No surface water flood issues for the smaller site.	Supplementary Planning Document. Mitigation through careful design and extensive measures.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 				

Summary				
<p>In combination there are no significant sustainability effects. However, the site is distinct in its setting when compared to the surrounding low density built form, and has a rural character, and therefore may have a negative impact on local distinctiveness and character. The impact on the setting of the Grade II* Listed St Marys Church weighs negatively against development. There are ecological issues which require further investigation before establishing any mitigation. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The site is close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. The surface water and groundwater flood risk may impact on the suitability of some SuDS. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future, with negative effects identified that may not be able to be mitigated.		

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	GRE6, Former SHLAA ref NEW047A	Site Address:	Land adjoining New Road, Newbury
Use(s) proposed by site promoter	Housing and open space	Development Potential:	Approximately 12 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The sites are allocated for approximately 12 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 			sectors of the community, including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The sites are close to local services and facilities and open space at the adjacent West Wood, and Young Copse, Stroud Green recreation ground and Greenham Common.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	A public right of way runs through the southern tip of the site, connecting New Road (path) through West Wood to Greenham Road to the west). This will need protection. Access will cross existing bridleway (New Road). The provision of open space is part of the site promotion. The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI. Public rights of way will need protection.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to services and facilities at Newbury Retail Park. The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or 	0	Additional traffic could result in road safety concerns, but any	Access in to the site may require upgrading, and the existing pinch	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.		seriously injured on the roads?		development would have the potential to improve road safety. The Council's Highway's Team have not raised any road safety issues, and have advised on suitable accesses and pedestrian links.	point on New Road amending or possibly removed.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	A regular bus service is near to the site (Westwood Road). There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and 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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	The site is within a BOA. Priority habitats are present within and near to the site. Two areas of Ancient Woodland are within 500m of the site. TPOs present adjacent to the site. European protected species, priority species, a Statutory site and two Local Wildlife Sites are within 500m of the site. Secondary impact of additional visitors to Greenham Common to be considered.	15 metre buffer needed to Ancient Woodland. Assessment needed to establish impact on Ancient Woodland. Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	Surveys previously undertaken will need to be updated.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	<p>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, and there is an opportunity to enhance the urban-rural interface in this area.</p> <p>12 dwellings plus open space, adjacent to the existing built up area, is likely to be integrated into the existing character of the area, whilst respecting that the site feels part of the countryside and distinct from the surrounding development.</p>	<p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>For successful integration the design, layout and landscaping will need to be carefully considered.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Unlikely to have an impact on heritage assets.</p> <p>Cropmarks may indicate medieval potential on site.</p> <p>St Mary's Church to the south of the site is Grade II* listed.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Field evaluation to be undertaken to investigate archaeological resource.</p>	
6: To protect and improve air, water and soil quality, and	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? 	-	Traffic generated from the site is likely to use the	Travel planning techniques will be required to encourage residents to consider	The proximity of the site to the AQMA means that there could

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
minimise noise levels throughout West Berkshire.		<ul style="list-style-type: none"> Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 		A339 and pass through the area covered by an Air Quality Management Area at Queens Road, Greenham Road roundabout.	<p>alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				account the location of a site to ensure that the density is appropriate to the location. The open space has been factored in to the development potential.	local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site lies within the existing Mineral Safeguarding Area.	Consideration of policies 1&2 of the RMLP would be required.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				Consideration of policies 1&2 of the RMLP would be required.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	?	The site lies within Flood Zone 1. There is a surface water flood risk affecting the south eastern part of the site.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.</p> <p>Mitigation through careful design and extensive measures.</p>	Surface of site is wet and boggy which could indicate other at-surface water flows, so attenuation may prove difficult.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term.
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>In combination there are no significant sustainability effects. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The site is well related to existing development, close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. Good design and layout, with high quality landscaping, would aid in integrating development into the existing built up area. The presence of Ancient Woodland, and the ecological value of the sites are factors which require further assessment and mitigation. The surface water flood risk and design solutions requires further investigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
Cumulative/Compound:		There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	GRE10	Site Address:	Land to the east of Pigeons Farm Road, Greenham
Use(s) proposed by site promoter	Housing	Development Potential:	Approximately 15 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The sites are allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> [Will the policy provide an equitable distribution of housing in the most sustainable locations?] Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The sites are of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> infrastructure for older people? Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] [Will it provide for cross border demands agreed with neighbouring authorities?] 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? [Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?] [Will it foster a sense of place and beauty?] 	+	<p>The sites are close to local services and facilities, the recreation ground adjacent to the site, and Greenham Common. Public rights of way connect the site to Greenham Common and West Wood to the north. Children's play area near to the site.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? [Will it promote development that creates safer places?] 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? [Will it foster beauty and a sense of pride and place?] 	+	The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities. Public open space promoted, in line with policy provisions.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is close to services and facilities at Newbury Retail Park.</p> <p>The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p> <p>The Council's Highway's Team raise no issues with the access or local highways capacity.</p>		

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				Traffic modelling required to better understand effects on local highways network.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	+	There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities. Bus services near to the site (Pigeons Farm Road)		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	The site is within a BOA. Priority habitats are present within and near to the site. Ancient Woodland are within 500m of the site. European protected species, priority species, a Statutory site and Local Wildlife Site are within 500m of the site.	Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	-	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.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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				Site would introduce residential development on the south side of Pigeons Farm Road, and does not relate well to the existing settlement form. The site is seen as part of the wider landscape and an extension of Greenham Common.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Mill Hall School to east of site Grade II*. Recreation ground lies in between the site and the school.</p> <p>Parkland features and planting may be of archaeological interest.</p>	<p>Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>Field evaluation to be undertaken to investigate archaeological resource</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact on air pollution.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	Using the Pattern Book Study the development potential is 33 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site within proposed Mineral Safeguarding Area. Northern border of site within an existing Mineral Consultation Area. Safeguarding policies will 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. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? [Will it support water resource management of 	0	The site lies within Flood Zone 1. Minor surface water flood flow route along a watercourse in the larger site. Possibility of groundwater emergence, which limits use of infiltration SuDS, in north east tip of larger site.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>surface and groundwater flows?]</p> <ul style="list-style-type: none"> Will it support sustainable floodplain management? 		No surface water flood issues for the smaller site.	Mitigation through careful design and extensive measures.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary				
<p>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.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Newbury
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Site ID:	NEW1	Site Address:	London Road Industrial Estate, Newbury
Use(s) proposed by site promoter	Residential led mixed use	Development Potential:	130-167 flats / 12,400sq m industrial floorspace / 18,600 sq m office floorspace

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The proposed use is mixed with unspecified quanta of residential, industrial and office uses. Using the West Berkshire Density Pattern Book gives a residential development potential on the site is up to 167 dwellings. Policy SP19 is proposing that 30% of housing provided affordable housing is provided on sites that can accommodate 10 or more dwellings on previously developed land.</p> <p>Newbury is an Urban Areas within the settlement hierarchy meaning that it has a wide range of service and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all sections of the community? 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site is well located on the edge of the town centre to benefit from existing facilities in Newbury.</p> <p>The site is also located within walking distance of the train station, local employment opportunities, local facilities and the town centre.</p>		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	?	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.		At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies LPR7 (Design Principles) and DC2 (Health and Wellbeing) which seek to secure high quality safe, sustainable and inclusive design

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	0	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require the provision of Green Infrastructure (policy LPR10 – Green Infrastructure).</p>		
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	-	<p>The site is located in Newbury which has a wide range of service and opportunities for employment, community and education and has excellent access to the Railway line which provides links to Newbury, Thatcham, Reading and London.</p> <p>However, redevelopment of the site would result in the loss of the football ground which is a significant loss of green infrastructure as no replacement has been found.</p>		The proximity to local employment opportunities means that the site should have a positive economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>The edge of town centre location of the site means that future occupants would be more likely to make a greater number of journeys on foot rather than by car and additional traffic could be limited.</p> <p>The Council's Highways Team have not raised any safety issues.</p>		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Due to proximity of site to SSSI, buffer will be required. Within habitat network and net gain in biodiversity should be delivered.		
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site lies within the settlement of Newbury and development would be seen within the context of existing development.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>A very small section of the southern part of the site lies within Newbury Conservation Area. The Conservation Area lies adjacent to the western and part of the eastern site boundaries. There is the potential for harm, although given the mature trees along eastern boundary of Victoria Park and the intervening A339, the impact is likely to be minimal.</p> <p>Heritage Impact Assessment will be required.</p>		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	+	<p>The site is located on the edge of the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and congestion and minimise emissions.</p> <p>The level of impact on minimising emissions also depends on building materials / construction, transport / design.</p>	Careful design and appropriate mitigation should reduce the impact.	Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The site is located on the edge of the town centre within walking distance of a wide range of services and facilities so there is potential that it will help to reduce vehicular traffic and minimise noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	+	The site is previously developed land therefore loss of soil will be minimal.		

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	++	The site is previously developed land and will minimise the loss of high quality agricultural land.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.		

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	<p>All development will increase the overall demand for water.</p> <p>Higher level policy provisions seek to meet this objective, eg. Policy DC5 (Water Quality).</p>	Development will have potential negative impacts on water related issues; however appropriate implementation of SuDS can mitigate these issues (SuDS are a requirement of policy LPR6 (Flood Risk)).	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	+	The site is of a scale that it would be expected that a CEMP would be submitted as part of any application so that the reduction, re-use and recycling of waste and materials would be an intrinsic part of the construction phase of the development.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The site is well located to maximise sustainable transport options to Newbury train station, local employment opportunities, local facilities and the town centre thus reducing emissions contributing to climate change.	Higher level policy provisions seek to meet this objective, for example policy LPR5 (Climate Change), LPR7 (Design Principles), LPR10 (Green Infrastructure).	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? 	--	<p>1.1% of the site is located in FZ3b.</p> <p>67.5% of the site is located in FZ3a.</p> <p>13% of the site is located in FZ2.</p> <p>18.4% of the site is located in FZ1.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).	

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		<ul style="list-style-type: none"> Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 		<p>The site is being promoted for a mix of uses, some of which are 'less vulnerable'. 'Less vulnerable' uses can be acceptable within Flood Zone 2 and 3a and include offices, industrial floorspace and retail. Residential development should only be located in FZ1.</p> <p>Groundwater flood risk exists which will limit use if infiltration for SuDs.</p> <p>Very high ground water levels over the whole site and risk of some surface water flood flow paths. Significant space would be needed for at-ground level SuDs. Green SuDs would be most appropriate.</p>	Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	++	<p>The site is proposed to provide a mix of uses including offices floorspace. This would encourage the provision of employment opportunities that meet the needs of the District.</p> <p>Given its sustainable location, it would improve the accessibility to jobs.</p>		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	+	The provision of office floorspace will help attract businesses and inward investment to the district and help meet the need for town centre located office floorspace.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	+	The site is promoting an element of office floorspace therefore it will promote the sustainable economic growth of Newbury and its town centre vitality.		

Summary				
<p>There are a number of positive sustainability effects that developing the site would have including maximising opportunities for all forms of safe and sustainable travel, improving the efficient use of land, and supporting a strong, diverse and sustainable economic base which meets identified needs.</p> <p>In addition, the site's sustainable location on the edge of Newbury town centre will encourage healthy lifestyles and use of sustainable means of transport.</p> <p>There are also a number of neutral impacts that developing the site would have, along with two clear negative impacts; firstly access to community infrastructure is reduced due to the loss of the football ground and secondly in relation to ensuring adaptation measures are in place to respond to climate change, specifically in relation to sustainably managing flood risk to people, property and the environment. Over two thirds of the site is located in FZ3a. There is a high probability of fluvial and groundwater flooding across the site hence developing it would not be directing development to an area at least risk of flooding.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly Neutral	High	Newbury and Thatcham	Permanent	Short to long term
	Cumulative/Compound:	The individual effects in combination do not compound the significance.		

Spatial Area:	Newbury & Thatcham	Settlement:	Newbury	Parish:	Greenham
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Site ID:	HSA4 (former SHLAA refs NEW047B, NEW047C & NEW047D)	Site Address:	Greenham Road, Newbury (previously known as South East Newbury)
Use(s) proposed by site promoter	Housing	Development Potential:	235 to 255 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The sites are allocated for approximately 235 to 255 dwellings and is of a scale to provide affordable housing.</p> <p>The sites lie adjacent to the settlement of Newbury which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream'? 	0	<p>The sites are of a scale to provide an appropriate mix of housing type and tenure.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>housing such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 			and future housing needs of all sectors of the community, including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The sites are close to local services and facilities and open space at Greenham Common and the proposed country parkland at Sandlesford Park.</p> <p>The sites are close to sports facilities at Newbury Rugby Club.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					footpaths in order to design out crime.	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	Part of the site (NEW047B) is used as local amenity space by the local community. The site's location to the south of Newbury gives opportunities for walking and cycling and gives easy access to local services and facilities.	Whilst policy S7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to services and facilities at Newbury Retail Park and Newbury College. The site is located close to areas of employment and education as well as other services and facilities within Newbury, as well as giving easy access to the strategic road network, and public transport opportunities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highway's Team have not raised any		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				road safety issues, and have advised on suitable accesses and pedestrian links in the planning applications.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>A regular bus service passes the site. There are opportunities for walking and cycling into Newbury town centre, and to access nearby services and facilities.</p> <p>However, traffic will pass through Newbury AQMA at the A339.</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	<p>The two sites located to the east of Greenham Road are within a BOA and adjacent and close to Ancient woodland.</p> <p>Potential for reptiles, amphibians and badgers on the site. In addition, the site is in close proximity to the area covered by the West Berkshire Living Landscape Project.</p> <p>Areas dedicated for biodiversity areas/ecological mitigation and management areas are identified in legal agreements attached to planning permissions on the allocated sites.</p>	<p>Hydrological surveys to protect spring within ancient woodland would be required. Reptile, amphibian and badger surveys would be required. Development will be expected to support and make a positive contribution to the Living Landscape Project.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>Area of Medium/High landscape sensitivity. Views from the north west of the site over the whole of Newbury.</p> <p>The site is well related to existing settlement in Greenham, and the allocation policy (RSA6) includes parameters setting out the design and layout, and factors to take into account.</p>	<p>Site area reduced to ensure maintenance of gap between settlements</p> <p>LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Unlikely to have an 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	Traffic generated from the site is likely to use the A339 and pass through the area covered by an Air Quality Management Area.	<p>Travel planning techniques will be required to encourage residents to consider alternative modes of travel to the private car. Improving vehicle emissions standards over time will also help to reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	The proximity of the site to the AQMA means that there could be a negative impact on environmental sustainability. Mitigation measures will help to reduce this impact.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Part of the site (NEW047B, C) is underlain by mineral deposits and adjacent to former minerals workings, which suggests there would be potential for extraction. Consideration of policies 1&2 of the RMLP would be required.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	A small part of NEW047D is at risk from surface water flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 		Appropriate SuDS have been identified through planning permission.	the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary				
<p>In combination there are no significant sustainability effects. The impact of air quality and traffic passing through the A339 AQMA is a factor to consider and mitigation may be in the form of effective travel planning. The sites are well related to existing development, close to local services and facilities, and there are good opportunities for walking, cycling and using public transport, thus benefitting health and wellbeing. Good design and layout, with high quality landscaping, would aid in integrating the developments into the existing built up area. The presence of Ancient Woodland, and the ecological value of the sites are factors which require mitigation, as has been secured in recent planning applications. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Shaw cum Donnington
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Site ID:	SCD4	Site Address:	Land to the north of Newbury, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 815 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 815 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Newbury. Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> • Will it encourage self and custom build housing? • Will it support model standards of design with consideration of local context? • Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> • Will it support the reduction of health inequalities? • Will it facilitate and active and healthier lifestyles, indoors and outdoors? • Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? • Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Newbury. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> • Will it support the reduction of crime or the fear of crime? • Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> • Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green 	+	The site currently comprises of agricultural land. There is a Public Right of Way which traverses through the western site parcel. This would need to	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also	

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		<p>infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>be protected should the site be developed.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>ensure the development maximises the potential for strengthening local Green Infrastructure.</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	<p>The level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction</p>		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	<p>There may be more than one access to the site.</p> <p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p>	<p>Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.</p>	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAS or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>The site is located in Newbury. There are a number of public transport options within Newbury Town Centre. Newbury station is c.3km from the site. There is a bus stop on Love Lane, however the frequency is very limited.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities within Newbury. The site is adjacent to the A339 which could limit opportunities for walking and cycling from the site itself.</p>	Suitable provision would need to be made for walking and cycling access from the site. Development on the site could improve public transport services in the area.	The site is located close to local services and facilities, but walking and cycling routes would need to be significantly improved for the site to have a positive impact on all aspects of sustainability.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a high risk of adverse impacts. Ancient woodland adjacent to the northern boundary of the eastern land parcel, with a very small amount falling within the site boundary.</p> <p>There are two Local Wildlife Sites adjacent to the northern boundary of the eastern land parcel.</p> <p>Part of the site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, 	?	<p>Development of the site would be highly visible on the approach to and exit from Newbury on the A339.</p> <p>The land to the south of the site now has grant of planning permission (allowed at appeal),</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

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		pattern, and character?		and development would link Newbury and Donnington in this location. Further landscape assessment required to fully determine impact.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	Development would harm the setting of Grade II Listed barn at Shaw Farm. The site may lie within the extent of the 2nd Battle of Newbury. Various known assets in development area, the impact on which will need further investigation.	Heritage Impact Assessment required to establish the historic significance of the building within its wider setting. Further work will be necessary, either to assess parts which have not had evaluation or to mitigate impact on development on known archaeological features. Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Significant risk of Nitrogen Dioxide and Particulate Matter from construction and operational impacts in combination with HELAA site CA15.	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality. Air quality assessment required.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	High risk of noise and vibration problems to future occupants from road and commercial uses. A medium risk to neighbours from commercial uses has been identified.	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment. Any development should be located on the least sensitive part of the site.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? 	0	The site is greenfield. There is a medium risk of contamination.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	

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		<ul style="list-style-type: none"> Will it help prevent or reduce risk of contamination? 				
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. Majority of site Grade 3 (it has not been possible to distinguish between grade 3a and 3b), however half of the western land parcel and a small part of the eastern land parcel is Grade 2.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water have 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.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? 	0	Parts of the site are underlain by construction aggregates.	Minerals Impact Assessment required.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	secondary materials	<ul style="list-style-type: none"> Will it promote re-use of secondary materials? 			Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>Within the western parcel of land, there is a high risk of surface water flooding on the north eastern part.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk), although infiltration SuDS will not be possible due</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site,</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the needs of the racehorse industry? 				it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and part of it being Grade 2 agricultural land. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p>

Development may have an impact on the built environment. Further assessment required to fully assess the impact.

Potential for air pollution also has an impact on the environmental sustainability.

There will be several positive impacts upon the environmental sustainability of the site. Part of site within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury & Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	HSA5 (former SHLAA ref THA025)	Site Address:	Lower Way, Thatcham
Use(s) proposed by site promoter	Housing	Development Potential:	85 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 85 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to Thatcham which is identified as an Urban Area and is in a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community,</p>	

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		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 			including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site is close to facilities and offers access to the countryside, giving opportunities for walking and cycling.</p> <p>The site is close to facilities at Henwick Worthy Sports Ground and Kennet Leisure Centre.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	There is a Public Right of Way adjacent the eastern boundary of the site. The planning application 18/00964/FULEXT) does not show the site joining this PROW. Open space is proposed.	The right of way would need to be protected. Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site's location to the south of Thatcham gives opportunities for walking and cycling and gives easy access to local services and facilities.</p> <p>The site is located close to areas of education and employment, and is close to the A4 and public transport nodes.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>The Council's Highways Team have not raised any concerns in terms of the impact on the highway, subject to design consideration for pedestrian safety.</p> <p>Additional traffic could result in road safety concerns, but any</p>		

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				development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	<p>There are a number of public transport options, including a train station and a frequent bus route that runs along the A4, which is close to the site. There is also a bus service along Lower Way. It should be noted that the train station is some distance from the site.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>The site is adjacent to SSSI, SAC, Local Nature Reserve and sits within a Biodiversity Opportunity Area.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>Through careful design, development should conserve and enhance the biodiversity and geodiversity of the surrounding area. As per the allocation policy development will be informed by an extended Phase 1 habitat survey, with avoidance and mitigation measures.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	<p>Development of the site has the potential to negatively impact on the landscape character. The Landscape Sensitivity Study (2009) for Thatcham identified this site as being located within the Thatcham Lakes area – an important landscape buffer between Newbury and Thatcham, but is visually marred by some development</p>	<p>As per the allocation policy the scheme will need to be informed by a LVIA, thus informing design, layout and capacity of development, including the public open space and nature and extent of the landscape buffer.</p> <p>LP policy SP8 (Landscape Character) will ensure a</p>	<p>Without appropriate planned development resulting from a sound LVIA there is potential for development to have negative impacts.</p>

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				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.	landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Archaeological scheme of investigation secured via planning condition.	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	The site is located adjacent to sewage treatment works. The surrounding area is known to have a foul smell, especially in the summer months. The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Further investigations required. An odour impact assessment would be required. Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	The impact of the nearby sewage treatment works on development has the potential to negatively impact on air quality. There is also the potential for an impact on noise levels, as well as soil and water quality.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	The site is located adjacent to sewage treatment works.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? 	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	Further investigations required. The sustainable excavation and storage for re-use of soil during	

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		<ul style="list-style-type: none"> Will it help prevent or reduce risk of contamination? 			<p>construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	The site is located adjacent to sewage treatment works and a site of contaminated land.	<p>Further investigations required.</p> <p>Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield land		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	

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8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	The site is partially underlain by gravel deposits. Consideration of policies 1 & 2 of the RMLP required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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place to respond to climate change.		<ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	?	Flood risk on the site is low, however there is an area of surface water flood risk adjacent to the site.	An FRA would be required and SUDs would need to be provided. Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy S6 (Flood Risk) and the SuDS Supplementary Planning Document.	Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is partly greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		

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	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p><i><If residential proposed then use following text>:</i></p> <p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>Overall the effect on sustainability will be predominantly neutral and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling and use of public transport, which could have a positive effect in terms of sustainability.</p> <p>The site is adjacent to the sewage treatments works, which could negatively impact upon the air quality. There is also the potential for an impact on noise levels, as well as soil and water quality given the close proximity to the treatment works.</p> <p>The majority of development on the site would take place on greenfield land which could negatively impact on the environmental sustainability of the site, and the sites proximity to the SSSI, SAC and Local Nature Reserve mean development on the site could have a negative impact on environmental sustainability without suitable mitigation. Subject to good design, layout and landscaping the site could have a neutral impact on the character of the area, in this open space. Flooding can have a negative impact on all elements of sustainability. Mitigation measures should reduce this impact.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Thatcham
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Site ID:	THA9	Site Address:	Land at Lower Way Farm, Thatcham
Use(s) proposed by site promoter	Residential	Development Potential:	36 dwellings

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate 36 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity 	+	The site currently comprises of a residential dwelling and garden as well as a former farmstead. There are no	Whilst policy SP7 will ensure that the development will strengthen a sense of place	

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	high quality multi-functional GI across the District	<ul style="list-style-type: none"> and quality of rights of way, recreation areas, open space and green infrastructure generally? • Will it foster beauty and a sense of pride and place? 		public Rights of Way within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> • Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? • Will it provide better access to medical facilities? • Will it provide better access to major retail centres? • Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> • Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> • Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>The Council's Highways Team have commented that the site has sufficient</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				frontage to enable access to the required standards to be achieved onto Lower Way.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	<p>There are a number of public transport options, including a train station and a frequent bus route that runs along the A4, which is close to the site. There is also a bus service along Lower Way. The train station is some distance from the site.</p> <p>There are a number of opportunities for walking and cycling (a cycle lane runs past the site) to local services and facilities.</p>		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. Kennet and Lambourn Floodplain Special Area of Conservation, Thatcham Reed Beds Site of Special Scientific Interest, and a Local Nature Reserve are c. 60m from the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing 	?	Site itself is a buffer to development and forms part of the open character along this side of Lower Way. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development	

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		settlement form, pattern, and character?		landscape. Further assessment required if the site were to be considered further as an allocation.	will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>Site of post medieval farm removed in late 20th century, remains may still survive on site. There is also high potential in the deposit model for Upper Palaeolithic/Mesolithic archaeological remains within this site.</p> <p>The site is within a sensitive historic landscape character type of pre-18th century irregular fields (ie. early enclosure).</p>	<p>A desk-based assessment will be required to better understand archaeological potential and survival. In addition, fieldwork techniques will be required to better understand the Mesolithic potential may be necessary.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Site near A4 and Thatcham Air Quality Management Area. Site is also impacted by odours from the sewage treatment works which are adjacent to the site.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Medium risk of noise and vibration problems to future residents from nearby commercial uses.	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment. Appropriate site investigations / assessments may be required to guide development	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it help prevent or reduce risk of contamination? 				
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. The site promoter has suggested a lower development potential.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> energy and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	<p>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.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Impact study on water supply required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Site underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> Will it help improve resilience to climate change through 	+	The development presents an opportunity to embed the principles of	Policy SP5 Responding to Climate Change will ensure the principles of climate	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
climate change and ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	<ul style="list-style-type: none"> adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		climate change mitigation and adaptation into the development.	change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>Small part of the southern site area is within Flood Zone 2.</p> <p>High groundwater levels. Chance of emergence across the whole site. This will prevent the use of infiltration Sustainable Drainage Systems (SuDS).</p>	<p>SuDS would be required to manage the site's drainage in line with policy SP6 (Flood Risk). SuDS may need to take the form of 'wetland' to merge into existing reedbeds to the south due to infiltration SuDS not being possible.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the southern area of the site.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>The site is adjacent to the sewage treatment works which could negatively impact upon the air quality. Further assessment required to fully determine the impact.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of fluvial flooding. Avoidance of development in the areas at risk will be necessary.</p> <p>The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Development may have an impact on the built environment due to the site forming part of the open character along the southern side of Lower Way, as well as being a buffer to development. Further assessment required to fully determine impact.</p>

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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury & Thatcham	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	RSA8 (formerly COL002)	Site Address:	Land at Poplar Farm, Cold Ash
Use(s) proposed by site promoter	Housing	Development Potential:	10 to 20 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for between 10 to 20 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies to the built up area of Cold Ash, a Service Village. In such locations there are more limited range of services.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream'? 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom housebuilding plots.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types</p>	

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		<p>housing such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> • Will it support suitable accommodation and infrastructure for older people? • Will it encourage self and custom build housing? • Will it support model standards of design with consideration of local context? • Will it provide for cross border demands agreed with neighbouring authorities? 			and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> • Will it support the reduction of health inequalities? • Will it facilitate and active and healthier lifestyles, indoors and outdoors? • Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? • Will it foster a sense of place and beauty? 	+	<p>Good access to the countryside from the site for walking. Close to local services and facilities, with opportunities for walking and cycling.</p> <p>There is a recreation ground in the village and more formal Nearest sports facilities are in Thatcham.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> • Will it support the reduction of crime or the fear of crime? • Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of</p>	

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					public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	The site's location gives opportunities for walking and potentially cycling within Cold Ash itself. The site has easy access to the countryside.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to local services and facilities (e.g. primary school and local shop) in the village, with employment opportunities in Newbury and Thatcham.		The site is located close to local education facilities near to employment facilities within Newbury and Thatcham. It is likely that there would be some level of car dependency due to the village location.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		

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				The allocation policy outlines where the likely access point would be.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	There is a 2 hourly bus service through the village linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities	Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained	In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	Potential for birds, reptiles and bats on the site.	<p>Extended Phase 1 Habitat Survey required together with any recommended follow up surveys. bird, bat and reptile surveys required. Mitigation could be required depending on the outcomes of the surveys. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable subject to protection and enhancement measures.	<p>Landscape assessment indicates that development should be contained on the lower ground in the north east of the site and only extend up the valley side in the area already containing the barns.</p> <p>Development should be subject to the provision of:</p>	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and appropriate avoidance and mitigation measures were implemented so that any

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					<ul style="list-style-type: none"> • a tree belt and hedgerow along the western and southern boundaries; • woodland block in the north • western corner to mitigate effects on views from the PRow to the north west; • woodland block along the southern edge to mitigate effects on views from the PRow to the south; • a hedgerow and trees along the eastern edge • The preferred access is from Cold Ash Hill, via the existing farm track access; • A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. 	protected species were not adversely affected.
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> • Will it enable a heritage asset to make a positive contribution towards the economy and environment? • Will it improve access to, and public enjoyment of, historic buildings and other heritage assets • Will it preserve or enhance the appearance of Conservation Areas? 	?	Poplar Farmhouse is a Grade II listed building on the site boundary and is part of a historic farmstead.	<p>A heritage impact assessment is required and development should be sensitively designed. in relation to the listed building would be required. This assessment must also assess the impact of development upon the Grade II Listed farmhouse and its setting, and inform development on the site.</p> <p>Development must conserve and enhance the farmhouse and its setting.</p>	<p>There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment, heritage impact assessment and ensured the conservation and enhancement of the listed building and its setting.</p> <p>Development also has the potential to improve the</p>

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					Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	built environment through a well designed scheme.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	<p>Unlikely to have an impact.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	Development of the site is unlikely to have an impact on any element of sustainability.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	It is within a Source Protection Zone (SPZ3).	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? 	-	A very small part of the site is PDL - the site is predominantly a greenfield site.		

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		<ul style="list-style-type: none"> Will it minimise the loss of high quality agricultural land? 				
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Unlikely to have an impact.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	?	The site and adjacent properties to the east and south along Cold Ash Hill are susceptible to surface water flooding (surface water flow path from the north) so safe flow routes would have to be provided through the site. The site lies within the EA's groundwater vulnerability zone although there is no record of groundwater flooding on the site.	A FRA and appropriate flood mitigation measures, including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document. The allocation policy requires a detention pond to accommodate the drainage resulting from development.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.

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10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

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 located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability.

However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport through the increase of greenhouse gas emissions. There is potential for protected species on the site, and should this be confirmed appropriate mitigation would be required to ensure that development does not have a negative effect on environmental sustainability. The site is at risk from surface water flooding, without appropriate mitigation flooding can have a negative impact on all elements of sustainability.

There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment and ensured the conservation and enhancement of the Grade II listed Poplar Farmhouse and its setting. Appropriate avoidance and mitigation measures may also need to be implemented so that any protected species were not adversely affected.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury & Thatcham	Settlement:	Cold Ash	Parish:	Cold Ash
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Site ID:	RSA9 (formerly HSA7/ COL006)	Site Address:	St Gabriels, Cold Ash
Use(s) proposed by site promoter	Housing	Development Potential:	Approximately 5 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 5 dwellings.</p> <p>The site lies adjacent to the built up area of Cold Ash which is a Service Village meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	0	The site is identified for 5 individually design dwellings but is likely to be limiting in providing a mix of housing type and tenure given the need to reflect the existing pattern and liner form of development fronting the Ridge.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Good access to the countryside from the site for walking. Close to local services and facilities. There are opportunities for walking and cycling into Cold Ash.</p> <p>There is a recreation ground in the village and more formal Nearest sports facilities are in Thatcham.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open 	0	The site's location gives opportunities for walking and potentially cycling within Cold Ash itself. The site has easy access to the	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<ul style="list-style-type: none"> space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		countryside.	– Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to a local services and facilities (e.g. primary school) and there is also a local shop and post office in the village, with employment opportunities in Newbury and Thattham.		The site is located near to employment facilities within Newbury and Thattham. It is likely that there would be some level of car dependency due to the location of other village services
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	There are no pavements along this part of The Ridge, and the allocation policy seeks a footway to link the site to footways and bus stops nearby fronting St Finian's School. Additional traffic could result in road safety concerns, though the Highways Authority has not objected to the planning application (16/02529/OUTD).		<p>In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village site.</p> <p>Through the planning application it was concluded that a footway could not be</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						provided as it would facilitate the removal of a hedgerow.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	0	There is a 2 hourly an intermittent bus service through the village, linking Cold Ash to Newbury and Tilehurst. There are opportunities for walking or cycling to local services and facilities.	Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained	In terms of sustainability it is still likely that there will be a degree of car dependency within the Village due to the location and limited range of services and facilities available within the village 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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	No known protected species on the site	Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The Landscape Capacity Assessment (LCA) (2015) indicates that development on part of the site would be considered acceptable without harm to the setting of the AONB provided an opportunity to retain views southwards towards the Kennet valley is included within the development layout and the rural character of this approach to Cold Ash is conserved and enhanced.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. The development should be contained on the higher ground as a linear development along the road and be subject to the provision of:	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Assessment.

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					<ul style="list-style-type: none"> A gap in the built form to allow views through the development to the open landscape to the south; Individual driveway access onto The Ridge in keeping with the local pattern; A soft edge to the southern boundary of the site with tree planting; Retention of the hedgerow front boundary treatment; A density to reflect that of the adjoining houses of The Ridge Limiting the height of the dwellings 	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Unlikely to have an impact	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact.		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	Suspected contamination at St Gabriel's Farm due to some sludge lagoons	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	It is within a SPZ3	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is Greenfield land, and could have a negative impact on environmental sustainability.		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? 	+	The development presents an opportunity to support energy efficient development and	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
manage their use efficiently.	use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 		promote the use of renewable energy and new technologies.	mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	No known minerals or waste issues.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The site is not at risk from flooding.	A FRA and appropriate flood mitigation measures, including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	A FRA will highlight the mitigation measures required to minimise the risk of flooding. Flooding can have a negative impact on all elements of sustainability unless appropriate mitigation measures can be put in place.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No		

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		<p>the vitality of town centres?</p> <ul style="list-style-type: none"> • Will it promote the sustainable economic growth of villages? • Will it support sustainable rural diversification? 		employment use development is proposed for the site.		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is located within a village setting, with good access to local services and facilities within the village, which will have a positive impact on sustainability. However, there will be a degree of car dependency for travel to employment and wider higher level services and facilities, which could have a negative impact on sustainability, without the promotion of alternative modes of transport in terms of an increase in greenhouse gas emissions. Development of the site has potential to change the character of the built environment and impact negatively on environmental sustainability unless it is developed in line with the Landscape Assessment and the existing settlement pattern. Due to the lack of pavements along this part of The Ridge there is potential for a negative impact on all elements of sustainability due to road safety concerns and so consideration of appropriate mitigation measures to reduce this impact would be required.</p> <p>There is the potential for a negative impact on environmental sustainability unless the site is developed in line with the outcome of the contamination assessment. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury and Thatcham spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	CA12	Site Address:	Land at Henwick Park, Bowling Green Road, Thatcham
Use(s) proposed by site promoter	Residential	Development Potential:	225 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate 225 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space 	+	<p>The site currently comprises of agricultural land.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		setting to development. The site promoter has indicated that extensive amounts of parkland/agricultural land would be included with any development proposals.	Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	The level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction		
	4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	There may be more than one access to the site. Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.
	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and 	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although it is		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	and use of public transport	<ul style="list-style-type: none"> use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 		some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	There is a medium risk of adverse impacts. A Local Wildlife Site adjoins part of the northern site boundary.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	?	A 2015 Landscape Capacity Assessment concluded that development on the whole site would lead to the perception of a merging of Cold Ash and Thatcham and would therefore have an adverse impact on the character of the landscape.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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				There may be potential for development on the southern part of the site only but further assessment would be required.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	<p>Potential of harm to setting of Henwick Old Cottage (Grade II).</p> <p>Site of demolished historic farm on site. Geophysical survey carried out in 2015 indicated a few anomalies.</p> <p>External field boundaries and some internal are at least 19th century in date and should be preserved in any development design.</p>	<p>Heritage Impact Assessment required.</p> <p>Were the site to be allocated and a planning application submitted, a watching brief condition would be required.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Site close to Thatcham Air Quality Management Area.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>Land on lower part of site Grade 3b. Grade 3a on the very western edge. Remainder identified as Grade 3 but it has not been possible to establish if it is 3a or 3b.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water have 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.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Parts of the site are underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> Will it help improve resilience to climate change through 	+	The development presents an opportunity to embed the principles	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

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climate change and ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	<ul style="list-style-type: none"> adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		of climate change mitigation and adaptation into the development.	mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>There is a major surface water flow route which passes through the site towards the east side and in the south east and south west corners.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Substantial attenuation measures required to mitigate for this which will have some impact on the developable area</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding. The site promoter has indicated that the northern half of the site would include flood alleviation ponds.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Development may have an impact on the built environment. Further assessment required to fully assess the impact.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Part of site within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p>

<p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Newbury	Parish:	Cold Ash
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Site ID:	CA15	Site Address:	Land at Long Lane, North of Highwood Close and Shaw Cemetery, Long Lane, Newbury
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 351 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 351 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Newbury. Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	<p>Newbury is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Newbury. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of 	+	The site currently comprises of agricultural land. There is a Public Right of Way which runs along the western boundary of	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design	

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	functional GI across the District	<p>way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>the western site parcel, and another which runs along the southern boundary of the eastern site parcel. Both will need to be protected should the site be developed.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				The Council's Highways Team have commented that an adoptable accesses are achievable.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	<p>The site is located in Newbury. There are a number of public transport options, including a bus route that passes the site. Newbury station is c.2.5km from the site.</p> <p>There are a number of opportunities for walking and cycling to local services and facilities.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing 	?	<p>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</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will</p>	

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		settlement form, pattern, and character?		eastern parcel of land is not physically adjacent to existing development, although it is adjacent to the settlement boundary. 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 within a strong landscape framework.	strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Development would not harm or result in the loss of any designated heritage assets. No known undesignated heritage assets, however the site may lie within the extent of the 2nd Battle of Newbury and finds in the area would support this. Medium Upper Palaeolithic/ Mesolithic potential. North-south boundaries across both sites are 19th century or earlier in date. Features along these should be preserved and design should take their courses into consideration.	A desk-based assessment will be required to better understand archaeological potential and survival. Metal detecting survey. Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Significant risk of Particulate Matter from construction and operational impacts	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality. Air quality assessment required.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Low risk of noise and vibration problems to future occupants		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield.</p> <p>There is a medium risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	<p>The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.</p>	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The site is classified as Grade 2 agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> energy and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water have 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.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.

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	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site is not underlain by construction aggregates.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>Within the western parcel of land, there is a high risk of surface water flooding on the northern part. Within the eastern parcel, there is a high risk of surface water flooding on the southern part.</p> <p>High groundwater levels and chance of emergence at significant rates over most of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk), although infiltration SuDS will not be possible due</p> <p>Potential for attenuation measures to control the surface water flow route but this will involve significant engineering that will reduce the developable area of the site.</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in areas at risk of flooding.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary

Overall the site is likely to have a 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. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

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. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.

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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	CA16	Site Address:	The Creek, Heath Lane, Thatcham
Use(s) proposed by site promoter	Residential	Development Potential:	45 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate 45 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green 	+	<p>The site currently comprises of a residential dwelling and garden.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		distinctive setting to development.	<p>Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.</p> <p>The 2015 Landscape Capacity Assessment identifies that a narrow belt of Green Infrastructure along the southern edge to retain the character of the Bowling Green Road is included as part of any development proposals.</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. However, were the site developed in conjunction with adjoining sites, then the level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	There are a number of opportunities for walking and cycling to local services and facilities. There is a rail station in Thatcham although it is some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	There is a medium risk of adverse impacts.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	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. 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.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	<p>Development would not impact on designated heritage assets.</p> <p>Non-designated heritage assets on the site – 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.</p> <p>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.</p>	Heritage Impact Assessment required due to presence of non-designated 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Site close to Thatcham Air Quality Management Area.	<p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p> <p>Air quality assessment required.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Low risk of noise and vibration problems to future occupants.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	<p>The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.</p>	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The site does not comprise of high quality agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	technologies, generation and storage	<ul style="list-style-type: none"> Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> Will it help improve resilience to climate change through 	+	The development presents an opportunity to embed the principles of climate change	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	adaptation and mitigation? <ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		mitigation and adaptation into the development.	embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	+	The site lies within Flood Zone 1 where there is a low probability of fluvial flooding. There is no surface water or groundwater flood risk	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk). Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		sectors and business development in the longer term
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places. SuDS must be provided on all new developments and these not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. The site is not at risk of flooding, and there will be no landscape impact.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/Thatcham	Settlement:	Thatcham	Parish:	Cold Ash
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Site ID:	CA17	Site Address:	Regency Park Hotel, Bowling Green Road, Thatcham
Use(s) proposed by site promoter	Residential or residential/specialist residential	Development Potential:	45 dwellings or 28 dwellings with a specialist (C2) residential use

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate either 28 or 45 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Thatcham. Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is a sustainable location for affordable housing development.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>Thatcham is an Urban Area within the settlement hierarchy meaning that it has a wide range of services and opportunities for employment, community and education and is suitable for a strategic level of development.</p> <p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site is located close to areas of employment, education as well as other services and facilities within Thatcham. It is also close to open countryside.	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green 	+	<p>The site currently comprises of a residential dwelling and garden.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		distinctive setting to development.	Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to Designated Employment Areas, and within easy access of a number of employment sites and education facilities.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	+	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities. However, were the site developed in conjunction with adjoining sites, then the level of development would be expected to provide 'fibre to the premises' (FTTP) connection at the time of construction.		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling 	+	There are a number of opportunities for walking and cycling to local services and		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	use of public transport	<ul style="list-style-type: none"> and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 		facilities. There is a rail station in Thatcham although it is some distance from the site. A number of bus services are available, although they do not pass the site. The nearest bus stop is on Westfield Road which is served by a number of services.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	There is a medium risk of adverse impacts.	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>Site may be suitable if appropriate mitigation and avoidance measures are included.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	?	The 2019 Landscape Character Assessment identifies that the site is within an area where the landscape strategy is to retain the distinction between and individual identity of settlements such as Thatcham and Cold Ash and to conserve elements that mark a transition between settlement and countryside. Further assessment required.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	<p>Development would not impact on designated heritage assets.</p> <p>No known non-designated heritage assets on the site, however adjacent hotel may have originated from a small country house with grounds.</p> <p>Fieldwork carried out in 2015 on surrounding land but not on this plot.</p> <p>Area of high archaeological potential and high HLC sensitivity. Part of landscaped grounds in the 19th century surrounding what is now the hotel. Pond and tree banks shown on 1st Ed OS. Features may survive.</p>	Heritage Impact Assessment required due to presence of non-designated 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Site close to Thatcham Air Quality Management Area.	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	<p>The site is greenfield.</p> <p>There is a low risk of contamination.</p>	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of	

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		surface water) in the district?		principles objections to development in SPZs.	waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. However, the promoter suggested a lower development potential and this is being used as the indicative development potential.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	<p>Part of the site is underlain by construction aggregates.</p>	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 where there is a low probability of fluvial flooding.</p> <p>There is minor surface water flood risk on the far south of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and	<ul style="list-style-type: none"> Will it promote the sustainable economic 	0	Housing development provides additional workforce and		

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	vitality of town and village centres	<p>growth of urban areas and the vitality of town centres?</p> <ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 		<p>customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Proximity of site to the Thatcham Air Quality Management Area may impact on the environmental sustainability. Further assessment required to determine impact.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places. SuDS must be provided on all new developments and these not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>There is the possibility of an impact on the built environment (development could increase the coalescence between Thatcham and Cold Ash. Further assessment is required to determine the impact.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury/Thatcham spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Newbury/ Thatcham	Settlement:	Enborne	Parish:	Enborne
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Site ID:	TS2 (former GTAA ref GTTS2)	Site Address:	Long Copse Farm, Enborne
Use(s) proposed by site promoter	Travelling Showpersons yard	Development Potential:	The site has been allocated for 24 plots

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	0	The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately x 24 pitches		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? 	++	The site supports the provision of 'non mainstream' housing in the form of additional plots on a yard for Travelling Showpersons.		

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		<ul style="list-style-type: none"> Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site has easy access to the countryside and is close to local services and facilities and opportunities for walking and cycling do exist. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.</p> <p>Sport facilities are not available within Enborne. Nearest sports facilities are within Wash Common, 2km from the site. Access would most likely be reliant upon the private car</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities in Wash Common. The site is likely to have a positive impact on social and environmental sustainability
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	+	By allocating a yard it would aid in reducing unauthorised stays.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	0	Development will be directed away from Local Wildlife Sites on the site. Public Right of Way present to the north of the site	Create buffers between development and Local Wildlife Sites. Protect and maintain the Public Right of Way to the north of the site.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in 	+	Primary school is within walking distance. Local employment opportunities would be available within		

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		<ul style="list-style-type: none"> education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 		Newbury however residents would be employed by the circus located on site. Services and facilities are available in Wash Common which is approximately 2km from the site		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety	The allocation policy requires a Transport Assessment to identify highway improvements to Wheatlands Lane, achieving appropriate sight lines at the access point, and road widening or passing places east of the site.	There are no access to local services and facilities however there would be a high degree of car dependency for higher order services and facilities.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	-	Bus stop is located approximately 1km from the site and is served by a 2hourly bus service to Newbury. Opportunities for walking and cycling do exist however there would be a high level of car dependency.	Mitigation could be provided through creation of passing places to enhance opportunities for walking and cycling	There are no access to local services and facilities however there would be a high degree of car dependency for higher order services and facilities.

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5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Local Wildlife Sites are present on the site which would need to be protected. A line of individual trees are located towards the western edge of the site and these would also need to be protected	Sensitive design ,layout and siting of the development on the site as well as landscaping could assist in minimising the impact on local wildlife sites	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is well screened to the east by Long Copse, and hedges, trees and copses provide screening from other directions. Although there are breaks in the vegetation in some places there are few views into the site	Sensitive design, layout and siting of the development on the site, as well as additional landscaping could assist in minimising any visual impact arising from the site	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Unlikely to have an impact	Sensitive design, layout and siting of the development on the site, as well as landscaping could assist in minimising any visual impact arising from the site.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact. A34 is in close proximity to the site and therefore there is the potential for air quality impact however this is not expected to be significant.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	A34 is in close proximity to the site and therefore there is the potential for noise impact		

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				however this is not expected to be significant		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	Site is largely greenfield, however part of the site is an existing site for Travelling Showpeople	The development could help to mitigate the impact by maximising use of the previously developed land to accommodate the development	Development on greenfield land has a negative impact on environmental sustainability though mitigation will reduce the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	Part of the site is already used for Travelling Showpeople, and the additional plots seek to make efficient use of land on an existing site.	The development could help to mitigate the impact by maximising use of the previously developed land to accommodate the 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	technologies, generation and storage	<ul style="list-style-type: none"> Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The development would not have an effect.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	0	The level of impact depends on the building materials used, construction methods, transport and design.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	-	The site is partly within Flood Zones 2 and 3 which are located on the northern part of the site. Caravans are a vulnerable use.	SUDs and a Flood Risk Assessment would be required. Development would be directed away from the flood Zones and mitigation measures could result in a positive effect. The allocation policy seeks to direct caravans away from Flood Zones 2 and 3.	Development could have a negative impact on all elements of sustainability however with the implementation of appropriate mitigation this could result in a positive effect
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for a yard. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and	<ul style="list-style-type: none"> Will it promote the sustainable economic 	0	Housing development provides additional workforce and customers which has the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	vitality of town and village centres	<p>growth of urban areas and the vitality of town centres?</p> <ul style="list-style-type: none"> • Will it promote the sustainable economic growth of villages? • Will it support sustainable rural diversification? 		<p>potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary				
<p>There are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities, though some of these will inevitably be accessed by car, overall this could have a positive impact on sustainability. Development of the site could however lead to a negative impact on environmental sustainability unless suitable mitigation measures are introduced with regard to flood risk and the greenfield nature of the site. Mitigation measures such as good design techniques, SUDS and layout would help to mitigate this impact.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Newbury Thatcham	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Tilehurst	Parish:	Tilehurst
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Site ID:	RSA10 (HSA9/EUA008)	Site Address:	Stonehams Farm, Tilehurst (Site A)
Use(s) proposed by site promoter		Development Potential:	85 bed care home (Class C2)

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for a 55-bed care home (Class C2).</p> <p>The site lies adjacent to the settlement Tilehurst which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? 	+	<p>The site will provide suitable accommodation for older people in a sustainable location.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.</p> <p>The site is close to recreation ground and the Cotswold Sports Centre.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>The site has a right of way running along the western boundary of the site.</p> <p>The site is close to local services and facilities and</p>	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		open countryside.	Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to services, facilities, and employment opportunities, including public transport links into Reading and beyond.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The Council's Highways Team have not raised any road safety issues. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? 	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 				
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	The site is adjacent to ancient woodland and trees protected by TPOs.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is within the AONB and adjacent to the existing built up area of Tilehurst.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Mitigation in terms of positioning of development and additional landscaping required is set out in the allocation policy.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	The site is unlikely to have an impact on access to or enjoyment of the historic environment	Policy LPR9 will ensure development protects, or conserves and enhances the significance of the historic environment.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on water quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated, then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Consideration of policies 1 & 2 of the RMLP are	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				relevant. would be required. No known waste issues.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The site lies within Flood Zone 1.	There is no evidence of flooding on the site. Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary				
<p>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 allocation policy, and subject to high quality design, there would be a negative impact on environmental sustainability. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Tilehurst	Parish:	Tilehurst
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Site ID:	HSA10/EUA003	Site Address:	Stonehams Farm, Tilehurst (Site B)
Use(s) proposed by site promoter	Housing	Development Potential:	60 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 60 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Tilehurst which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Site is close to local services and facilities that would encourage walking or cycling as part of a healthy, active life.</p> <p>The site is close to recreation ground and the Cotswold Sports Centre</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity 	0	<p>The site has a rights of way running along the</p>	<p>The right of way would need to be protected as part of any site</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	enhancement of high quality multi-functional GI across the District	<p>and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>western and eastern boundary of the site.</p> <p>The site is close to local services and facilities and open countryside.</p>	<p>design.</p> <p>Whilst policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to services and employment opportunities, including public transport links into Reading and beyond.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>The Council's Highways Team have not raised any road safety concerns.</p> <p>Additional traffic could result in road safety concerns, but any development would have</p>		The site is served by regular bus services, and is within walking distance of a number of services and facilities.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	The site is close to public transport services. There are lots of opportunities for walking and cycling, with local services and facilities close to the site		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	The site is adjacent to ancient woodland and trees protected by Tree Preservation Orders. Although no protections on the site itself.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	Planning applications concluded no adverse impact on ecology.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is within the AONB, in an area of medium landscape sensitivity. Landscape Assessment indicates that some development would be suitable on the site.	Landscape Assessment indicates that part of the site would be suitable for development subject to important measures to conserve and enhance the AONB. There are parameters for development set within the allocation policy, including limiting the developable area, and providing appropriate landscape buffers.	The development has the potential to improve the built environment through a well designed scheme.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	The site is the site of an historic farmstead	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	Unlikely to have an impact on sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality	Policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site is completely underlain with gravel giving high potential for use or prior extraction (depending on depth and quality of deposit). Consideration of policies 1 & 2 of the RMLP are relevant. would be required No known waste issues.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	The site lies within Flood Zone 1.	A FRA would be required, with appropriate mitigation with Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 			with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary				
<p>There would be no significant sustainability impacts from development on this site. The site scores predominantly neutral, with positive scores in relation to sustainable transport, walking and cycling options as well as opportunities for active, healthy lifestyles and lack of flood risk. The site is in the AONB, therefore there is potential, without mitigation, for the site to have a significantly negative impact on the character of the landscape. The Landscape Assessment indicates that development would be appropriate on part of the site, and sets out the mitigation measures that would be required to reduce the impact of development on the environment. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Purley-on-Thames	Parish:	Purley-on-Thames
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Site ID:	HSA10/EUA035	Site Address:	72 Purley Rise, Purley-on-Thames
Use(s) proposed by site promoter	Housing	Development Potential:	35 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The propose use is residential, and the development potential on the site is 35 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to Purley-on-Thames which is identified as an Urban Area in the settlement hierarchy and a sustainable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and 	+	The site is of a scale to provide an appropriate mix of housing type and tenure, including an element of self-build homes, as required by the allocation policy.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		traveller sites, houseboats? <ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 			and future housing needs of all sectors of the community, including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	Site is close to recreation ground and play facilities and close to local services and facilities. There is opportunity for encouraging walking and cycling. There are a range of services and employment opportunities close to the site, with a number of public transport options nearby	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD). At the scheme design stage crime and safety issues need to	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>There are no Public Rights of Way within the site.</p> <p>Public open space and green infrastructure are required by the allocation policy.</p>	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is close to local services and facilities, with good access to education and employment services, with a number of public transport options nearby.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
4: To promote and maximise opportunities for all	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would have		Planning application 18/00878/OUTMAJ identified no issues with road safety.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.				the potential to improve road safety. The Highway's Authority has confirmed that the increase in movements would have a negligible effect on the A329.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	The site is close to a number of public transport options. Tilehurst railway station is approximately 2.6km from the site, and regular bus services pass by or near to the site.		The site is served by regular bus services and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Development of the site would be unlikely to have an impact on biodiversity or geodiversity.	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.	Development could have a negative impact on environmental sustainability, but with appropriate mitigation the impact would be neutral.

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	<p>The site is well related to the existing settlement, with development on two sides.</p> <p>The site is adjacent to the AONB, but has a low/medium landscape sensitivity itself. Landscape Assessment work indicates that part of the site would be suitable for development subject to mitigation measures.</p>	<p>Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Mitigation measures as set out in the Council's landscape assessment would need to be provided. These include density, mass, scale, and height of development; landscape treatment; tree cover.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>There are Saxon graves near to the site.</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment.</p>	<p>Further work is required to determine whether there is anything of archaeological significance on the site.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	<p>The south of the site is located adjacent to the railway lines so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Development is only proposed for the southern part of the site.</p>	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The north of the site is located adjacent to the railway line.	Appropriate design to mitigate effects of noise and vibration from railway. Sufficient distance to be maintained.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is unlikely to have an impact on soil quality.		
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	<p>The site is unlikely to have an impact on water resources.</p> <p>The site is located within the EA's Source Protection Zone 3.</p>	<p>LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p> <p>The SPZ will influence what SuDS can be used.</p>	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is Greenfield.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site is located within a mineral consultation area. No known mineral deposits or waste issues.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaptation are embedded into the development. Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The site is located within Flood Zone 1. The site is at risk from surface and ground water flooding.	<p>There has been no evidence of flooding on the site.</p> <p>A FRA and appropriate mitigation including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	Flooding can have a negative impact on all elements of sustainability; Mitigation measures should reduce this impact.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.	The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				for the site. The development of the site for housing will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>There are no significant positive or negative impacts on sustainability from this site. The site scores positively in terms of opportunities for sustainable travel and active and healthy lifestyles as it is close to local services and facilities. 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. There are opportunities for biodiversity and landscape enhancements.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Calcot	Parish:	Holybrook
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Site ID:	HSA12/EUA025	Site Address:	Land adjacent to Junction 12 of the M4, Bath Road Calcot
Use(s) proposed by site promoter	Residential	Development Potential:	The site has been allocated within the Housing Site Allocations Development Plan Document (HSA DPD) for between 150 and 200 dwellings.

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 150-200 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Calcot which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	Site is quite close to open space facilities, although the A4 would need to be crossed	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities and open countryside meaning that there would be a positive impact on environmental and social sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	

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					footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	Development would deliver public open space in excess of local plan requirements (planning application 19/01544/FULEXT).	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site has good access to local services, education, and facilities including transport links to employment opportunities outside the immediate area.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The Council's Highways Team have not raised any objection. Additional traffic could result in road safety concerns, but any development would have	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	The site is served by regular bus services, and is within walking distance of a number of services and facilities, meaning that there would be a positive impact on all elements of sustainability. Mitigation regarding access

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				the potential to improve road safety.		onto the A4 would help to ensure that development did not have a negative impact on road safety and the social sustainability associated with it. Highways Authority routinely adjust traffic signals to improve network performance.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	Site is close to a recreation ground and close to local services and facilities, and open countryside. The site is near to a transport hub (Savacentre).	Allocation policy seeks footpath and cycle linkages to neighbouring allocated site (RSA14). Planning application (19/01544/FULEXT) seeks improvements to footway and cycleways along the A4 and Dorking Way. A Travel Plan would aid in increasing opportunities for non-vehicle 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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	The site is currently in environmental stewardship, including tree planting and bat roost creation. Water Voles and badger setts are also present on/in the vicinity of the site.	An extended phase 1 habitat survey has been undertaken for 19/01544/FULEXT). Retention of a wide area of open space to the west of the site would help to reduce the impact on biodiversity. Enhancement measures proposed. Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.	Without mitigation there would be a negative impact.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing 	+	Unlikely to have an impact on the character of the landscape, including the AONB to the north of the site.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally	

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		settlement form, pattern, and character?		The site is read amongst the backdrop of the M4, existing development at Savacentre, neighbouring housing, and Arlington Business Park.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The railway line is in close proximity to the south-east of the site.	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design of buildings, and buffer zones, would be required. Retention of a wide area of open space to the west of the site would help to reduce the impact of air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The site is adjacent to the M4/A4 junction with the M4 running along the south west edge of the site. The railway line is in close proximity to the south-east of the site.	It may be that only part of the site is considered suitable for development. Mitigation measures, including careful design, buffer zones and noise fencing, would be required. Retention of a wide area of open space to the west of the site would help to reduce the impact of noise as would the design and layout of the scheme being based upon good acoustic design to ensure a good standard of amenity for the occupants.	Without the noise mitigation measures outlined in the planning application 19/01544/FULEXT there would be a negative impact on noise levels.

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and use of	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? 	+	The development presents an opportunity to support energy efficient development and promote the use of	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
manage their use efficiently.	sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 		renewable energy and new technologies.		
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	The site lies partially within a Minerals Consultation Area and there may be construction aggregates underlying the site.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	0	The site's location adjacent to the A4/M4 could lead to greater car use than other sites, due to the proximity to the strategy road network and the links to wider opportunities that this offers	Mitigation measures would be required, including design in accordance with the Core Strategy and Travel Planning measures to reduce car use to/from the site. LPR policy SP5 (Responding to Climate Change) will ensure the	

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		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 		However, the development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>Part of the site lies in Flood Zone 2 and in an area at risk from ground and surface water flooding.</p> <p>The housing is directed to Flood Zone 1.</p>	A FRA has been provided with the planning application (19/01544/FULEXT) and appropriate mitigation identified including SUDs included in any development as part of the open space.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use		

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		sustainable employment areas and sites?		development is proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability. Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.</p>		

Summary

There 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 recreation facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Good design and layout will ensure the development makes efficient use of land whilst being appropriate to the character of the area. Without sufficient mitigation there is potential for negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. Flooding is also a risk on the southern part of the site, with ground water and surface water flood risk also present on the site. SUDs and other flood mitigation will be required. The site scores positively in terms of access to employment and services and facilities and opportunities for walking, cycling and public transport.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Calcot	Parish:	Holybrook
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Site ID:	HSA13/EUA026	Site Address:	Land adjacent to Bath Road and Dorking Way, Calcot
Use(s) proposed by site promoter	Residential	Development Potential:	The site has been allocated for approximately 35 dwellings.

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 35 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Calcot which is identified as an Urban Area and is in a suitable location. Urban Areas have a wide range of services and are the focus for the majority of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> • Will it encourage self and custom build housing? • Will it support model standards of design with consideration of local context? • Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> • Will it support the reduction of health inequalities? • Will it facilitate and active and healthier lifestyles, indoors and outdoors? • Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? • Will it foster a sense of place and beauty? 	+	<p>Site is quite close to open space facilities, although the A4 would need to be crossed.</p> <p>Site is close to recreation ground.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> • Will it support the reduction of crime or the fear of crime? • Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site has good access to local services, education and facilities including transport links to employment opportunities outside the immediate area.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>The Council's Highways Team have not raised any objection.</p> <p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p>	Mitigation regarding access on the A4 may be required to ensure development here would not negatively impact on road safety.	The site is served by regular bus services, and is within walking distance of a number of services and facilities.

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	Site is close to a recreation ground and close to local services and facilities, and open countryside. The site is near to a transport hub (Savacentre).	The allocation policy seeks links to existing pedestrian and cycle links, and to the development at Dorking Way (RSA13).	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Unlikely to have an impact on biodiversity or geodiversity	An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	Unlikely to have an impact on the character of the landscape.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	The site is adjacent to the A4 which could result in air quality issues on the site	Mitigation measures would be required. The allocation policy requires an air quality survey.	Development of the site could have a negative impact on social sustainability, although with the required mitigation this impact should be neutralised.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	The site is adjacent to the A4 which could result in noise issues on the site	The allocation policy seeks a noise survey and appropriate design to ensure a good level of amenity for residents. Mitigation measures would be required. The design and layout of the scheme will be based upon good acoustic design to ensure a good standard of amenity for the occupants.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater 	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		and surface water) in the district?			quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Unlikely to affect minerals.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	0	The site's location adjacent to the A4/M4 could lead to greater car use than other sites, due to the proximity to the strategy road network and the links to wider opportunities that this offers	Mitigation measures would be required, including design in accordance with the Core Strategy and Travel Planning measures to reduce car use to/from the site. LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	The site is in Flood Zone 1, with a small part of the site is at risk from surface water flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site. Housing development provides additional workforce and customers		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>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 recreation facilities to help promote a healthy active lifestyle all of which will have a positive impact on sustainability. Good design and layout will ensure the development makes efficient use of land whilst being appropriate to the character of the area. Without sufficient mitigation there is potential for negative impacts on air quality and noise on this site due to the proximity to the M4/A4 junction. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	HSA14/THE009)	Site Address:	The Green, Theale
Use(s) proposed by site promoter	Residential	Development Potential:	The site is allocated for approximately 100 dwellings.

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Theale which is a Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site is located close to the local facilities in Theale. The site is close to local playing fields.</p> <p>The site's location gives opportunities for walking and cycling and provides easy access to local services and facilities.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? 	+	There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development. The	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		allocation policy seeks to create woodland copses and open grassland within the landscape buffer.	maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	Site close to local facilities and services (employment, shops, school).		Theale's location within West Berkshire means that development here would have easy access to the strategic road network for a range of employment opportunities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The Council's Highways Team have not objected. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.	Suitable accesses to be provided.	The additional traffic at Lakeside (committed developments have been taken into account).
	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? 	+	There are a number of public transport options in Theale – railway station and several bus services.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	and use of public transport	<ul style="list-style-type: none"> Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 		The site is close to local services and facilities which encourages 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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	The site is not subject to any statutory or non-statutory designation of nature conservation interest.	An Extended Phase 1 Habitat Survey was submitted with planning application 19/01172/OUTMAJ). Net gains in accordance with policy LPR11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site lies within the setting of the AONB. The Landscape Character Assessment (2015) indicates only part of the site would be suitable for development.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Appropriate mitigation would be required as set out in the allocation policy including: <ul style="list-style-type: none"> Limiting the western extent of the developable area; Retention of an open landscape buffer between the edge of the village, Englefield Park, and the boundary of the AONB; Provision of woodland copses and open grassland within the landscape buffer Retention and enhancement of existing tree planting along the road network around the site. 	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>The site is well related to the existing settlement pattern.</p> <p>Unlikely to have an impact on heritage assets</p> <p>Unlikely to have an impact on cultural assets</p> <p>Unlikely to have an impact on access to or enjoyment of the historic environment</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	<p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p>	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	There is unlikely to be an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	There is unlikely to be an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	There is unlikely to be an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	There may be construction aggregates underlying the site and possible construction aggregate mineral deposits. The site is underlain by an economic deposit of sand and gravel, meaning that safeguarding should be considered.	Any minerals recovered during development are put to beneficial use.	Planning application – not considered that prior extraction of mineral resource could be achievable.
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? 	?	The site lies within Flood Zone 1, with small areas of surface water flood risk.	An FRA and appropriate mitigation, including SUDs would be required.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary

<p>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. Subject to following the design parameters as set out in the allocation policy the design and layout should be appropriate in the site's setting, not impacting on the landscape, AONB and character of the area. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately Neutral	Medium	Theale	Permanent	Medium
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE1	Site Address:	Whitehart Meadow, High Street, Theale
Use(s) proposed by site promoter	Residential	Development Potential:	100 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	?	<p>The proposed use is residential and a care home. As the development potential triggers the need for affordable housing this will be sought to be provided. As the applicant presented a viability assessment as part of the 2016 planning application more information is needed to determine if this remains an issue.</p> <p>The site is located adjacent to Theale which is a Rural Service Centre, with accessible links.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	Viability issues at the planning application stage (16/03613/OUTMAJ). LPA Consultant considered that scheme could be policy compliant.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing 	+	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>A care home is proposed, meeting the needs of a particular group of the community.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> • Will it support suitable accommodation and infrastructure for older people? • Will it encourage self and custom build housing? • Will it support model standards of design with consideration of local context? • [Will it provide for cross border demands agreed with neighbouring authorities? 			<p>and future housing needs of all sectors of the community, including those with specialist requirements.</p>	
<p>2: To improve health, safety and wellbeing and reduce inequalities</p>	<p>2(a): To support healthy, active lifestyles</p>	<ul style="list-style-type: none"> • Will it support the reduction of health inequalities? • Will it facilitate and active and healthier lifestyles, indoors and outdoors? • Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? • Will it foster a sense of place and beauty? 	<p>+</p>	<p>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.</p> <p>There is a small recreation ground to the west of the site, which contains a small play area.</p> <p>Outdoor facilities exist in the village for football, cricket, tennis and netball. Nearby there are further facilities for football, cricket, sailing, golf and canoeing. Indoor facilities are available in Burghfield Common, including a leisure centre at Willink School.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p> <p>The site presents opportunities to overlook the recreation ground and play area.</p>	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>A public right of way exists to the west of the site.</p> <p>Public open space and green infrastructure have not been proposed by the site promoter, however higher level policies require the provision of Green Infrastructure (policy SP10 – Green Infrastructure). This would create an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI</p>	<p>The site's location to the east of Theale, and west of Calcot gives opportunities for walking and cycling and gives access to local services and facilities.</p> <p>The site presents opportunities to link the development to the recreation ground and play area.</p>
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? 	+	<p>Theale benefits from a senior school and a new primary school, a medical centre, and shops within the high street.</p> <p>There is good connectivity to the rail network providing regular services towards Newbury and further west,</p>	<p>Mitigation is needed to counter the impact of the development on school places, including the avoidance of displacing families and increasing transport of such families.</p>	<p>The policy is assessed overall as having a net positive effect on the headline objective for reasons that the village will bring new residents close to good transport links and digital services are locally available.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 		and to Reading and London. Regular bus services provide connections between Newbury and Reading.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	The access to the site would be onto the High Street. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	<p>There are regular bus and train services serving Theale. The train station is located approximately a kilometre from the site. There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.</p> <p>A transport assessment will be required to ascertain the impact on the capacity of the A4 near the M4.</p> <p>Overall, the effect is positive as the location presents good opportunities to increase opportunities for walking,</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>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.</p> <p>Up to date ecological surveys will needed to establish current site conditions.</p>	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	<p>The site is within an area of low to medium landscape sensitivity, and adjacent to the North Wessex Downs AONB.</p> <p>West Berkshire Landscape Character Assessment (2019) identifies that the gap between settlements and the countryside is important, and elements that mark this transition could be conserved.</p> <p>The Council's landscape assessment undertaken for planning application 16/03613/OUTMAJ) considered that a sensitively designed scheme should not adversely impact on the AONB and still maintain a perception of separation between Theale and Calcot.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Only part of the site is suitable for development, due to area of flood risk and presence of high voltage overhead powerlines. Additionally the site is fairly open, with some tree belts and extensive areas of vegetation. Development would be expanded into the existing buffer between Theale and the M4.</p> <p>Mitigation measures in terms of design were presented in the Council's landscape assessment of the 2016 planning application (16/03613/OUTMAJ). These include layout of development, height, massing, scale, type of housing type and its location (i.e. apartment blocks), footpath</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					links, wildlife corridor, amenity space, open space	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not impact upon designated heritage assets.</p> <p>An archaeological assessment will be required (2004 evaluation needs updating).</p> <p>A desk-based assessment is required to further understand archaeological potential and survival. Such an assessment would be required at the planning application stage.</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter.	Careful design and appropriate mitigation should reduce the impact.	The site's sustainable location may aid in reducing reliance on the private car.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	-	The site is adjacent to the M4, and exposed to noise. High risk of noise and vibration from M4 and pylons.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	There is possibility of contamination due to the presence of the former sewage works to the north.	Will need further investigation, to identify contamination, and offer remediation measures.	

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield and is Grade 3 agricultural land.		Unsure if 3a or 3b ag land (the planning application was not refused as losing high quality agricultural land)
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	On site issues such as the high voltage overhead powerline and the presence of flood zone 2.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The site is open to the south, and would allow some degree of solar gain and enable the use of renewable technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water have 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.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. (SuDS are a requirement of policy SP6 (Flood Risk). Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>Developer would be required to provide a detailed water supply strategy (in the event that the site is allocated) informing what infrastructure is required, where, when and how it will be delivered.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	The majority of the site is within an existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction	

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				The site is approximately 630 metres from a Minerals Preferred Area at south east of Theale, proposed for mineral extraction.	prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	?	<p>Part of the site lies within flood zone 2 (recently revised following a challenge to the Environment Agency).</p> <p>There is history of surface water flooding and there is high ground water, preventing the infiltration for Sustainable Drainage Systems.</p> <p>Therefore, further information is required to fully assess the flood risk and mitigation at the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development should be concentrated out of flood risk areas.</p>	If development within flood risk area raising floor levels may need to be explored.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of 	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> employment sites and business premises? Will it support the needs of the racehorse industry? 				not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary

Overall the site is likely to have a neutral impact on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site is well connected to the settlement of Theale, which includes schools, shops, medical facilities, places of employment and access to public transport. Development of the site will seek to encourage healthy lifestyles and opportunities for walking, cycling and accessing public transport. Subject to high quality design and layout the site has potential to accommodate development with limited impact on the character of the area. This is subject to mitigation and ensuring development does not adversely impact on the space between Theale and the countryside beyond. Development of the site could potentially have negative impacts on environmental sustainability as it makes use of greenfield land. The site is adjacent to the M4 which presents issues of noise and impact on air quality; is located adjacent to a former sewage works and the site may therefore be contaminated; and has high voltage pylons intersecting the land. Further investigation is needed to ascertain the effects. There is a risk of flooding, and given the type of

flood risk (surface water and ground water) this may impact on the successful implementation of SuDS. Further information is required to ascertain that the development can viably deliver affordable housing, given the evidence presented in a previous planning application. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominately neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long in to the future.		

Spatial Area:	Eastern Area	Settlement:	Theale	Parish:	Theale
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Site ID:	THE7	Site Address:	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5GB
Use(s) proposed by site promoter	Residential	Development Potential:	70 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	The proposed use is residential. As the development potential triggers the need for affordable housing this will be sought to be provided. Located adjacent to a Rural Service Centre, with accessible links.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings. LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	

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		<ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>There are public rights of way to the north and south of the site, with road connections towards the town centre. There is a small recreation ground to the south of the site, which contains a small play area.</p> <p>Outdoor facilities exist in the village for football, cricket, tennis and netball. Nearby there are further facilities for football, cricket, sailing, golf and canoeing. Indoor facilities are available in Burghfield Common, including a leisure centre at Willink School.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? [Will it promote development that creates safer places?] 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					spaces and well-lit footpaths in order to design out crime. The site presents opportunities to overlook the recreation ground and play area.	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>Public rights of way are present to the north and south of the site. The site presents opportunities to link the development to the recreation ground and play area.</p> <p>Public open space has been proposed by the site promoter, including a wildflower meadow.</p> <p>The site's location to the east of Theale, and west of Calcot gives opportunities for walking and cycling and gives access to local services and facilities.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>Theale benefits from a senior school and a new primary school, a medical centre, and shops within the high street.</p> <p>There is good connectivity to the rail network providing regular services towards Newbury and further west, and to Reading and London. Regular bus services provide connections between Newbury and Reading.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	<p>A Transport Assessment is required to evaluate traffic impact on the highway network (including the capacity of the A4 near the M4), due to concern regarding the impact on Blossom Lane and in to Theale.</p> <p>The access to the site would be onto Blossom Lane. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.</p>	Blossom Lane and Crown Lane have restricted carriageway characteristics, and would need to be improved.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	There are regular bus and train services serving Theale. There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>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.</p> <p>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.</p> <p>Up to date ecological surveys will needed to establish current site conditions.</p>	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	<p>The site is within an area of medium to high landscape sensitivity, and adjacent to the North Wessex Downs AONB.</p> <p>West Berkshire Landscape Character Assessment (2019) identifies that the gap between settlements and the countryside is important, and elements that mark this transition could be conserved.</p> <p>The Council's landscape assessment for planning application 16/02850/OUTMAJ did not raise any 'in principle' issues to development's impact on the AONB and coalescence between settlements, subject to mitigation.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>A landscape assessment has been undertaken for the 2016 application, with comments as recent as March 2020. Limit the developable area; retain a landscape buffer to Blossom Lane; additional layers of tree planting to screen views from the AONB and to break up the roofscape; the density needs to reflect the semi-rural edge of Theale; connection to the public open space is needed. The scale and massing of development is important.</p>	Subject to the design responding to the comments of the landscape consultant the effects could be positive.

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not impact upon designated heritage assets.</p> <p>An archaeological assessment will be required.</p> <p>A desk based assessment is required to further understand archaeological potential and survival. Such an assessment would be required at the planning application stage.</p>	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	-	The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter.	Appropriate assessments are needed for air quality and noise.	The site's sustainable location may aid in reducing reliance on the private car.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	-	The site is adjacent to the M4, and exposed to noise. High risk of noise and vibration from M4 and pylons.	Careful design and appropriate mitigation should reduce the impact.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	-	The site is greenfield. 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.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0		Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield, and is Grade 3 agricultural land.		Unsure if 3a or 3b (was not identified as a negative issue during the planning application process).
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. The number of dwellings also reflects the presence of the overhead power lines, and other on site constraints.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The site is open to the south, and would allow some degree of solar gain and enable the use of renewable technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water advise that the water supply is a significant additional demand in this area with the mains feed running close to or at capacity.</p> <p>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.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p> <p>The developer will need to fund an impact study of the existing infrastructure to determine the magnitude of spare capacity and a suitable connection point.</p> <p>Were the site allocated and planning permission sought, then an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	<p>Approximately half of site within existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.</p> <p>The Site approximately 980m from Mineral Preferred Area: South East of Theale.</p>	<p>A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? 	+	<p>The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
measures are in place to respond to climate change.		<ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	?	<p>The eastern part of the site lies within flood zone 2.</p> <p>There is surface water and groundwater flood risk, and there is high ground water, preventing the infiltration for Sustainable Drainage Systems.</p> <p>Therefore, further information is required to fully assess the flood risk and mitigation at the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary				
<p>The effect is predominately neutral, with no significant sustainability issues with the site. The site is well connected to the existing settlement with access to public transport, walking and cycling, and close proximity to open countryside and a play area, all of which will promote a healthy active lifestyle, having a positive impact on sustainability. The design, layout, and landscaping measures are important components in the integration of development into the wider built and natural landscape. Whilst housing development contributes towards economic development in the 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's proximity to the M4 means there could be a negative impact in relation to air and noise pollution, and the site's former use could mean there is contamination. These have a consequential impact on sustainability unless suitable assessments and mitigation measures are provided. There is a risk of flooding further assessment is required, and information on the compatibility of SuDS.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately neutral	High	Eastern Area	Permanent	Short to long term for all sites
	Cumulative/Compound:	There will be a predominately neutral effect on the quality of life for residents and the environment long in to the future.		

Spatial Area:	Eastern Area	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	HSA15/BUR015	Site Address:	Land adjoining Pondhouse Farm, Clay Hill Road, Burghfield Common
Use(s) proposed by site promoter	Residential	Development Potential:	The site is allocated for approximately 100 dwellings.

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 100 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Burghfield Common which is Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? [Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?] Will it foster a sense of place and beauty? 	+	<p>The site has easy access to the countryside, and is close to local services, a playing field, and facilities which would enable walking and cycling</p> <p>Accessible to facilities in village, including leisure centre and football pitch</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre and playing field so development of the site is likely to have a positive impact on social and environmental sustainability</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and 	+	<p>The planning application 18/02485/OUTMAJ outlined an</p>	<p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	high quality multi-functional GI across the District	<p>quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>area of open space within the site.</p> <p>Site is close to local amenity space and close to children's play area.</p>	<p>through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>Accessible to local facilities and within walking distance of schools. Limited local employment opportunities, though accessible to Reading via public transport.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	<p>Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities</p>		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.</p>	<p>The planning application 18/02485/OUTMAJ includes a cycle and pedestrian link to Coltsfoot Way</p>	<p>There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						be a heavy reliance on the private car for many journeys
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities for walking and cycling. To access a wider range of higher level services there would be heavy reliance on the car		There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Adjacent to Biodiversity Opportunity Area. Omer's gully to be protected. The site contains Ancient Woodland, and is adjacent to TPOs and a local wildlife site	<p>Appropriate mitigation to protect Ancient Woodland and Omer's gully would be required. Appropriate buffers would be required.</p> <p>Mitigation and enhancement measures from Extended Phase 1 Habitat survey would need to be implemented.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	The planning application 18/02485/OUTMAJ considered that the ped/cycle link would not adversely impact on or result in loss of Ancient Woodland.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement 	+	The site is adjacent to the existing settlement and with careful design should not impact on the character of the built environment.	LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		form, pattern, and character?			strengthen a sense of place through high quality locally distinctive design and place shaping. The allocation policy outlines parameters governing the design and layout of development.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Some high sensitivity historic landscape character along south eastern edge. Historic farmstead just outside. Otherwise unlikely to have an impact.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	Unlikely to be any significant sustainability issues
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater 	0	Unlikely to have an impact	Policy LPR X requires that all development proposals must demonstrate that there would be	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		and surface water) in the district?			no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	Site is greenfield		Development on greenfield land could have negative impact on environmental sustainability
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	The site is partially underlain by gravel deposits. Policy 1 & 2 of the RMLP needs to be considered.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development. Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? 	0	The site is adjacent to an area of surface water flood risk, with anecdotal evidence of drainage issues on the site	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		The site is for housing only however the development of housing contributes towards economic sustainability through the construction stage and the lifetime of the development. The impact on the agricultural holding could be mitigated by the land owner providing additional land elsewhere
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	Housing development contributes towards economic development through the construction stage and through the lifetime of the development (providing a workforce and customers). The greenfield site is for housing only. Development of the site would result in the loss of land associated with agriculture, which would impact on the farming business of the tenant	The land owner have confirmed that additional land could be provided to the farmer if required to mitigate the loss of agricultural land used as part of the farming business	
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable rural diversification? 		housing only will have a neutral effect on economic sustainability		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling and public transport all of which have a positive impact on sustainability. There is a potential negative impact on environmental sustainability without appropriate ecological mitigation measures. The site is greenfield which has a negative impact on environmental sustainability. Mitigation measures such as good design techniques would help to mitigate this impact. Housing development contributes towards economic sustainability in the short term during the construction stage of the site it is not seen to promote key business sectors and business development in the longer term. Development of this site would result in the loss of agricultural land. The land owner has stated that mitigation in the form of additional land elsewhere close to the farm could be provided if required, however, this gives an uncertain sustainability impact</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly Neutral	High	East Kennet Valley	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Burghfield Common	Parish:	Burghfield
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Site ID:	HSA16/BUR002, 002A, 004	Site Address:	Land to the rear of the Hollies Nursing Home
Use(s) proposed by site promoter	Residential	Development Potential:	60 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 60 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Burghfield Common which is identified as a Rural Service Centre meaning it has a range of services and public transport provision.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community,</p>	

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		<ul style="list-style-type: none"> as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 			including those with specialist requirements.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site has easy access to the countryside and is close to local services and facilities which would enable walking and cycling.</p> <p>Accessible to facilities in village, including leisure centre and football pitch.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	Site is close to local amenity spaces and children's play area. A Public Right of Way runs along the eastern boundary of the site.	<p>The ROW would need to be protected.</p> <p>Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	Accessible to local facilities and within walking distance of schools. Limited local employment opportunities.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would also	The allocation policy seeks exploration of options to provide footpath and cycle links from the site to other parts of the village.	There are opportunities for sustainable travel with regular bus services to Reading. This should have a generally positive

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				<p>have the potential to improve road safety.</p> <p>The Highways Authority has not raised any concerns, subject to design matters.</p>	The access is to be widened.	<p>impact on environmental sustainability although there will undoubtedly be a heavy reliance on the private car for many journeys.</p>
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	There is a regular bus service in Burghfield Common but no railway station. There are a number of opportunities 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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	Part woodland BAP habitat and badger sett on site. Potential for reptiles and bats.	<p>An Extended Phase 1 Habitat survey undertaken for outline application (16/01685/OUTMAJ), and would be needed for remainder of allocated site. Any recommended follow up surveys to be undertaken as well. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy LPR policy SP11 (Biodiversity and Geodiversity) would be required.</p>	Without appropriate mitigation measures development could have a negative impact on environmental sustainability. Mitigation should neutralise this impact.
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement 	+	Site is wooded, although woodland on the site itself is not ancient woodland, it is protected by a TPO.	<p>Wooded areas would limit area suitable for development. The site promoter does not intend to develop the wooded area.</p> <p>The parameters outlined in the allocation policy also seek LVIA</p>	The development has the potential to improve the built environment through a well designed scheme.

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		form, pattern, and character?		The character of the area is semi-rural, and the site is well related to the existing development.	which then guides development and provided appropriate landscape buffer. LP policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Unlikely to have an impact.		Unlikely to be any significant sustainability issues.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact.		Unlikely to be any significant sustainability issues.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact.		

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	Site is greenfield.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	+	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Part of the site is underlain with gravel deposits. Consideration of policies 1 & 2 of the RMLP is required.	A Minerals Resource Assessment may be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development. Mitigation could also include Transport Assessment / Travel Plans.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The site is not at risk from flooding although anecdotal evidence indicates that there may be some waterlogging at times.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk). Further detail on SuDS is set out within the SuDS Supplementary Planning Document.	

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10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability></p>		

Summary

Overall the site is likely to have a neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.

The site would have a positive impact on sustainability in terms of access to local services and facilities, including access to the countryside. The site is not at risk from flooding, which gives a positive impact on all elements of sustainability. Without mitigation measures the site could have a negative impact on environmental sustainability in terms of biodiversity and ecology.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Burghfield Common	Parish:	Sulhamstead
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Site ID:	SUL1 (SHLAA BUR011)	Site Address:	Benhams Farm, Hollybush Lane, Burghfield Common, RG7 3JS
Use(s) proposed by site promoter	Self-built housing and custom build housing serviced plots	Development Potential:	43 self-built and custom-build housing serviced plots

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	As 43 dwellings are envisaged Policy SP19 is proposing that affordable housing is provided on sites that can accommodate 5 or more dwellings. The site lies in close proximity to the built up settlement of Burghfield Common, with a selection of services and facilities.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	+	The proposal is for self build housing and custom built housing serviced plots, thus responding to a need in the community. The site is of a scale to provide an appropriate mix of housing type and tenure.	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings. LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.	

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		<ul style="list-style-type: none"> Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] Will it provide for cross border demands agreed with neighbouring authorities? 			LPR DC17 (Self and Custom build) requires a diverse mix of housing, and cater for new and emerging housing models.	
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?] [Will it foster a sense of place and beauty? 	+	There are outdoor facilities at the Willink Leisure Centre for football, tennis, and netball. There are community facilities for cricket and football in nearby villages. The AWE recreational society has facilities for tennis, rugby, football, and croquet.		
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	Promoter seeks to connect to adjacent public right of way (bridleway SULH/4/1). Play area is highlighted on the masterplan, as is an area of open space (woodland) with access to it from the site. This would create an opportunity to create high quality GI which		Woodland as open space a benefit, not only to future occupiers but to surrounding residents and users of the bridleway.

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				would present an attractive and distinctive setting to development.		
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>Site within reasonable distance to Willink Secondary School and Mrs Blands and Garlands Primary School.</p> <p>Burghfield Common benefits from retail outlets. There are bus links towards Reading.</p> <p>Masterplan highlights access to bridleway and the provision of open space (woodland). There are a number of public footpaths within close proximity, including those across Wokefield Common (to the south east).</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The site is accessed from Hollybush Lane. Improvements to the access and to the lane have been identified through past planning applications. The Council's Highways Team have not raised any safety issues.	Improvements to the access on to Hollybush Lane and the access lane would be required.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? 	+	There is a regular bus service to Reading, with a bus stop within 0.5km. There are opportunities for walking and cycling, in the surrounding countryside and through Burghfield Common. There are facilities within		

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		<ul style="list-style-type: none"> Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 		Burghfield Common to make use of without using cars.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	There are priority habitats and species within a 500m radius, and the site lies within a Biodiversity Opportunity Area.	<p>Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	<p>Extended Phase 1 ecological survey and Reptile study dated 2016, and so are out of date.</p> <p>The ecological survey did recommend habitat enhancement to become part of the landscaping details (both soft and hard).</p>
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it maintain and enhance the tranquillity of and the locally distinctive landscape characters within the district? 	+	<p>The landscape strategy (as set out in the Landscape Character Assessment 2019) is to positively manage the land of the fringes of settlements to avoid settlement coalescence and/or suburbanisation of the fringe.</p> <p>Development of the site would be adjacent to the existing built form. It is likely to assimilate with the local character. The site is well contained within existing landscape features.</p>	<p>Policy SP8 will ensure a landscape led approach to development and Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC17 requires high quality design and sensitive approach to the characteristics of the local area.</p>	<p>Whilst a previous planning application was refused on the impact on the character of the area this was not pursued with the appeal. The Inspector noted that there would be development would encroach into the countryside.</p> <p>Design and layout important factors to feed into this.</p>
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it sustain or improve the value of the heritage assets in the built and historic environment? Will it improve access to and understanding of 	?	Development could impact on the rural and open setting of Crofters Cottage, a Grade II Listed Building. A Heritage Impact Assessment would be required.	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	

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		<p>buildings and other heritage assets?</p> <ul style="list-style-type: none"> Will it support the character of Conservation Areas? 		A 2016 desk-based archaeological assessment concluded that there was some potential on site. Further fieldwork will be necessary to investigate.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	<p>The site lies on the western edge of Burghfield Common, and opportunities exist to walk or cycle to school, shops and leisure facilities. Development is unlikely to result in adverse impact on air quality.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	Careful design and appropriate mitigation should reduce the impact.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The site is not located on a main road. There is a low risk of noise and vibration to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. Contamination is unlikely.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that	

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					development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The ALC is Grade 3, though it has not been possible to determine if it is 3a or 3b</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However this was not identified as a reason for refusal in the last planning application.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location. In this case the lower figure as promoted by the landowner was considered appropriate, given the edge of settlement location and pattern and density of surrounding 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The site has a south westerly aspect, and trees and development are present on the southern, eastern and northern boundaries.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	<p>Majority of site within existing Mineral Safeguarding Area.</p> <p>The site approx. 270m from Firlands, a Preferred Option for mineral extraction.</p>	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	Not identified as an issue during the planning application and subsequent appeal. However, this is part of the proposed Minerals and Waste Local Plan.
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development. This depends, to some extent, on the needs and requirements of each end user (as these are for custom build) in line with the local plan policies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? [Will it support water resource management of surface and groundwater flows?] Will it support sustainable floodplain management? 	0	There is no fluvial flood risk on this site. There is a small area of surface water flood risk, and SuDS would be required.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy LPR6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and village centres 	0	Housing development provides additional workforce and customers which has the potential to support		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>the vitality of town centres?</p> <ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 		commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>Overall the site is likely to have a positive impact on the sustainability objectives and the SA/SEA does not highlight any significant sustainability effects. The creation of self and custom build housing is a positive aspect, together with the provision of affordable housing. The site's location on the edge of Burghfield Common which benefits from public transport links, shops, schools, health services, leisure facilities, and cycling and footpath networks are all sustainability benefits, and will encourage active healthy lifestyles as well as seeking to encourage alternative methods of travel. Furthermore, the developer seeks to make connections to existing public footpaths and convert woodland into open space. The density is appropriate given the surrounding land uses and the edge of settlement site, and has the potential for a well-designed scheme. Further investigation is needed in relation to exploring the ecological value of the site, and the minerals resource. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominately positive	High	Eastern Area	Permanent	Short to long term for all sites
	Cumulative/Compound:	There will be a predominately positive effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	Eastern Area	Settlement:	Aldermaston	Parish:	Aldermaston
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Site ID:	TS1 (former GTAA ref GTTS5)	Site Address:	New Stocks Farm, Paices Hill, Aldermaston
Use(s) proposed by site promoter	Gypsy and Traveller pitches	Development Potential:	The site has been allocated for 8 permanent pitches

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	0	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 8 pitches</p> <p>The site lies near to Aldermaston which is identified as a Service Village, where there are a more limited range of services and limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	++	<p>The site supports the provision of 'non mainstream' housing in the form of additional pitches on an existing Gypsy and Traveller site.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site has easy access to the countryside, and is close to local services and facilities in Tadley which would enable walking and cycling. Providing a site for permanent accommodation creates an opportunity to deliver a better living environment.</p> <p>Leisure facilities are available in Tadley.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre. The site is likely to have a positive impact on social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	+	<p>By allocating a site for permanent pitches it would aid in reducing unauthorised encampments.</p> <p>The layout of the pitches is a factor to consider.</p>	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	0	Unlikely to have an impact.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	The site is close to local services and facilities including a local leisure centre. The site is likely to have a positive impact on social and environmental sustainability.
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	Accessible to local services and facilities, including schools. A number of commercial uses surround the site.		The proximity to local facilities means that the site should have a positive impact on social and economic sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	The site already has consent for transit pitches however the change to permanent could result in additional traffic which in turn could result in road safety concerns. Any development would also have the potential to improve road safety	Potential to provide Highway improvements along Paices Hill	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability as the pitches proposed

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						replace existing transit pitches with permanent pitches
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	0	There are a number of opportunities for walking and cycling in the area. Public transport is limited. There is no pavement along Paices Hill. Potential for high car dependence	Potential to provide footpath along Paices Hill	There are opportunities for walking and cycling however public transport is limited and it is likely car dependence will be high. Overall, development is unlikely to impact on sustainability as the pitches proposed replace existing transit pitches with permanent pitches.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	No known habitats on the site		Development is unlikely to have an impact on any element of sustainability
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site.		Development is unlikely to have an impact on any element of sustainability
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets 	0	The site is currently a transit site for Gypsies and Travellers contained within a larger existing Gypsy and Traveller site. It is unlikely to have an impact.		Development is unlikely to have an impact on any element of sustainability

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		<ul style="list-style-type: none"> Will it preserve or enhance the appearance of 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	Unlikely to have an impact.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	Development is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact, however there is the potential for general disturbance from existing residents on the wider site and surrounding commercial uses		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

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7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	+	Site is brownfield land		Development on brownfield site could have a positive impact on environmental sustainability as it prevents the loss of greenfield land elsewhere
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The pitches are of an appropriate size, and the number is appropriate for 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change	All development will increase the overall demand for water.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	-	The site lies within 250m of a waste buffer zone (Aldermaston AWE, landfill site, and Buds Plantation).	It will need to be demonstrated that the proposal would not have a detrimental effect on an existing waste operation.	The site is previously developed, and stationing caravans and day rooms may have limited impact on waste operations, particularly as the site is a transit site at present.
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	0	The level of impact depends on the building materials used, construction methods, transport and design. Nature of caravan design means this may be difficult to achieve.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	Nature of caravan design means this may be difficult to achieve.
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The site is not at risk of flooding	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	Unlikely to have an impact on any element of sustainability

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10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is brownfield and there will be no loss of employment land through the development of the site for Gypsy and Traveller pitches. No employment use development is proposed for the site. The development of the site for Gypsy and Traveller pitches will have an overall neutral effect on economic sustainability.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for Gypsy and Traveller pitches will have a neutral effect on economic sustainability.		

Summary				
There are no significantly positive or negative effects in relation to this site. The site is close to local services and facilities, with opportunities for walking, cycling and public transport in particular, this has a positive impact on sustainability. The site is also previously developed land which would positively impact on environmental sustainability. There is a negative effect in minerals and waste, as the site is within a 250m waste buffer zone. A developer may therefore need to demonstrate that the proposals would not have a detrimental effect on the existing waste operations. Overall the site has a predominantly neutral effect on the sustainability.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	East Kennet Valley	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	Eastern Area	Settlement:	Woolhampton	Parish:	Midgham
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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:	Up to 20 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The proposed use is residential, and the development potential on the site is up to 20 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the settlement of Woolhampton which is identified a Service Village in the settlement hierarchy. Service Villages have a limited range of facilities so it is suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> [Will the policy provide an equitable distribution of housing in the most sustainable locations?] Will it provide for an appropriate mix of housing to meet the needs of all [sector][sections] of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The promoter is not proposing any self and custom build serviced plots on the site.</p>	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] [Will it provide for cross border demands agreed with neighbouring authorities?] 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	The site is close to the recreation ground and play area of the A4 Bath Road, but some distance from sports facilities. There are publically available accessible facilities at the former Douai Abbey School to the north of Woolhampton and in Thatcham.	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy DC2 (Health and Wellbeing) will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, 	+	There are no Public Rights of Way within the site.	Whilst LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<p>open space and green infrastructure generally?</p> <ul style="list-style-type: none"> [Will it foster beauty and a sense of pride and place?] 		Public open space and green infrastructure have not been proposed by the site promoter.	shaping, policy SP10 (Green Infrastructure) will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>There are limited facilities within the village, although the site has good access to the Railway line and strategic road network (A4) which provides links to Newbury, Thatcham, Reading and London</p> <p>The policy is assessed overall as having a net positive effect on the headline objective for reasons that the village will bring new residents close to good transport links and digital services are locally available.</p>		The proximity to local employment opportunities means that the site should have a positive economic sustainability
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	The access to the site would be onto the A4. Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety. The Council's Highways Team have not raised any safety issues.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage	
	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> Will it increase access to and opportunities for 	+	There is a regular bus service serving the village and the railway station is close to the		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	use of public transport	<p>walking, cycling and use of public transport?</p> <ul style="list-style-type: none"> • Will it help reduce vehicular traffic? • Will it help reduce congestion in AQMAs or on major roads and/or their junctions? • Will it promote the use of locally produced or sourced goods and materials? 		site. There are opportunities for walking and cycling within the village although there are a limited number of facilities within the village itself		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> • Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? • Will it encourage habitat creation and connectivity? • Will it help tackle climate change? 	?	<p>Adjacent to Ancient Woodland and Local Wildlife Site.</p> <p>There would be potential for a negative impact on environmental sustainability unless appropriate avoidance and mitigation measures were implemented so that any protected species were not adversely affected.</p>	<p>An Extended Phase 1 Habitat survey required together with any recommended follow up surveys. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p>	Development could have a negative impact on environmental sustainability unless appropriate buffers to the ancient woodland are provided
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> • Will it conserve and enhance local distinctiveness? • Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	The site is unlikely to have an impact on the character of the landscape	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Development would not harm or result in the loss of any designated heritage assets.	<p>LPR policy SP9 (Historic Environment) will ensure development protects, or conserves and enhances the significance of the historic environment.</p> <p>An archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	<p>The site is adjacent to the A4, so there is the potential for air quality to impact on the site.</p> <p>The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.</p>	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Mitigation could also include Transport Assessment / Travel Plans.</p> <p>LPR policy DC8 (Air Quality) seeks to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality.</p>	<p>Development of the site could have a negative impact on social sustainability due to potential noise and air pollution. With appropriate mitigation, eg. careful design and construction, this risk should be minimised.</p> <p>Without consideration of sustainability construction techniques development could have a negative impact on environmental sustainability</p>
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	The site is adjacent to the A4, so there is potential for noise pollution on the site.	<p>Noise and air quality surveys would be required alongside any planning application.</p> <p>Careful design and appropriate mitigation should reduce the impact.</p> <p>LPR policy DC4 (Environmental Nuisance and Pollution Control) requires that development must lead to adverse effects on pollution of the environment.</p>	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? 	0	The site is greenfield land.	The sustainable excavation and storage for re-use of soil during construction can help with the	

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		<ul style="list-style-type: none"> Will it help prevent or reduce risk of contamination? 		There are no known contamination issues on the site.	re-establishment of soil functions following its movement	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield and classified as non-agricultural land.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site is within an existing and proposed Mineral Safeguarding Area.	Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	The site lies within Flood Zone 1 and so there is a low probability of flooding.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with LPR policy SP6 (Flood Risk) and the SuDS	

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		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 			Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability.</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such		

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		<ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 		commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability.		

Summary				
<p>There are no significant sustainability effects on the site, and in many cases development on this site will not have an objective on the sustainability objectives. The proximity of the site to local services and facilities will bring sustainability benefits – the site will encourage active healthy lifestyles and opportunities for walking, cycling and public transport. The site could potentially have a negative impact on environmental sustainability in terms of biodiversity unless appropriate mitigation measures are provided to protect the adjacent designated areas. The proposals for the site have taken this into account, so it is anticipated that this potential negative impact would be neutralised with mitigation. The site's proximity to the A4 gives another potential negative impact on social sustainability in terms of air and noise pollution. With appropriate mitigation it is likely that this impact will be minimised. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	Eastern Area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Hungerford	Parish:	Hungerford
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Site ID:	HSA18/HUN007	Site Address:	Land east of Salisbury Road, Hungerford
Use(s) proposed by site promoter	Housing	Development Potential:	The site is allocated for approximately 100 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated in the Housing Site Allocations Development Plan Document (HSA DPD) for approximately 100 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hungerford which is identified as a Rural Service Centre.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

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		<ul style="list-style-type: none"> Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site is close to sports centre and ready access to countryside.</p> <p>The site's location to the south of Hungerford gives opportunities for walking and cycling and gives easy access to local services and facilities.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	<p>LPR policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, 	+	Close to sports centre. Right of way through site.	The PROW will need to be protected.	

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	functional GI across the District	<p>recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		The allocation policy explores the siting of permanent allotments. Suitable open space provided within the site (eg LEAP)	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is located close to education facilities as well as other services and facilities within Hungerford.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns, but any development would also have the potential to improve road safety.</p> <p>The access to the site would be from the A338 (Salisbury Road). The Council's Highways Team</p>	The allocation policy seeks the widening of the footway alongside the A338, and retention and enhancement of the existing footpath link from the site to the town centre. Additional footpath and cycleway links are envisaged to locations	

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				have not raised any safety issues.	including the schools and leisure facilities.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	+	There are a number of transport options from this site. It is within walking and cycling distance of facilities in Hungerford, including the rail station. There are a limited number of local buses serving Hungerford, and a train station with services to Newbury, Reading and London Paddington, as well as to the west.	<p>Travel Plan to encourage walking and cycling to be secured through planning application.</p> <p>CIL payments to improvements to highways in the town.</p>	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	No known habitats	Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	0	Development over the whole of this site would result in significant harm to the natural beauty of the AONB. The impact is localised.	<p>The allocation policy sets parameters in consideration of the site's sensitive location in the AONB:</p> <ul style="list-style-type: none"> Creation of a woodland buffer to define the new edge of the settlement Careful design of the gateway approach Retention of views through the site to the wider landscape Retention of existing mature tree cover Careful design to respect the site's semi-rural location. <p>LPR policy SP8 (Landscape Character) will ensure a</p>	Potential negative impact on environmental sustainability could be mitigated in line with recommendations of Landscape Sensitivity Assessment.

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					landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Archaeological investigation needed to examine cropmark evidence/series of enclosures/possible ring ditch.	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	

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	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP5 (Responding to Climate Change) will ensure the principles of climate change mitigation and adaption are embedded into the 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	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	No impact.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? 	0	The site is not at risk from flooding	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable floodplain management? 				
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant.		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary
There are no significant positive or negative effects if only the northern part of the site is considered for development.

The site is well located for services, education and public transport options, although the majority of employment facilities are to the north of Hungerford. There are, however, opportunities for walking and cycling. The site is in close proximity to open countryside and has access to sport and recreational facilities, which would help promote a healthy active lifestyle. All of this means that there would be a positive impact on sustainability. The site sits in a sensitive location within the AONB and to the south of Hungerford settlement. Suitable design and landscape features are required to ensure development does not have an adverse impact on the landscape and character of the area. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the 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:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	RSA22 <i>HSA DPD ref: HSA19 Former SHLAA ref: LAM005</i>	Site Address:	Land adjoining Lynch Lane, Lambourn
Use(s) proposed by site promoter	Housing	Development Potential:	Approximately 60 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 60 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Lambourn which is identified as a Rural Service Centre. Rural Service Centres have a range of services and reasonable public transport provision. Therefore they provide opportunities to strengthen role in meeting the requirements of local communities.</p>	Policy LPR Affordable Housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and 	+	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p> <p>The site specific policy for the site requires that development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry which has a specific need for affordable single person accommodation</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy will ensure that the specific needs of Lambourn are met.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		traveller sites, houseboats? <ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 		The site has not been promoted for self-build housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside.</p> <p>Development of the site is likely to have a positive impact on social and environmental sustainability.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD)	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and DC2 (Health and Wellbeing) which

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						seek to secure high quality safe, sustainable and inclusive design and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>The site currently comprises of agricultural land. There are no Public Rights of Way (PRoW) within the site.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	<p>Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure (GI) will also ensure the development maximises the potential for strengthening local GI.</p> <p>Development of the site provides opportunities to enhance the existing PROW and bridle-path network through the creation of new routes linking to existing. This is a requirement of the site specific policy for the site as is the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn.</p>	Overall it is unlikely that development of this site would have an impact on any element of sustainability. However, the site does provide the opportunity to enhance the exiting PROW which could have a positive impact on environmental and social sustainability.
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in 	+	The site is close to local services and facilities within the village.		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>education and skills progression?</p> <ul style="list-style-type: none"> Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 		The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities,		sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car.	The site specific policy for the site requires that pedestrian and cycle links must be provided. In addition, PRoW and bridleway improvements are required.	There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
<p>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</p>	<p>5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire</p>	<ul style="list-style-type: none"> • Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? • Will it encourage habitat creation and connectivity? • Will it help tackle climate change? 	<p>0</p>	<p>The site is adjacent to the River Lambourn, which is a SSSI and SAC.</p> <p>The site is also adjacent to a Biodiversity Opportunity Area.</p> <p>The site is a potential UKBAP grassland.</p>	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>The site specific policy requires an Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>The site specific policy also requires a significant buffer / stand-off between the SSSI/SAC and the development.</p>	<p>Due to the site's location, adjacent to the SSSI and SAC without careful design development could have a negative impact on these areas, however with careful design and appropriate mitigation measures the impact on the environmental sustainability could be reduced.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is located within the AONB.</p> <p>A 2011 Landscape Sensitivity Assessment (LSA) indicated that the site could be developed without detriment to the natural beauty of the AONB, subject to some mitigation measures.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the design, layout and capacity must be in accordance with the LSA and be further informed by a Landscape Visual Impact Assessment.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	The site is in an area of high archaeological potential	<p>The site specific policy requires that development is informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.</p> <p>Policy SP9 will also ensure development protects, conserves and enhances the significance of the historic environment.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p>	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? 	?	The level of impact on minimising emissions depends on location of development within the site, building materials /	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible,</p>	Development of the site is unlikely to have an impact on any element of sustainability.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it help improve air quality? 		construction, transport / design.	improve air quality and reduce exposure in areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact levels on noise		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact quality on soil quality	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact quality on water	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>This is a greenfield site.</p> <p>The southern part of the land has been identified as Grade 2 agricultural land, whilst the remainder is Grade 3.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2011 LSA.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Site partially underlain by construction aggregates.	Minerals Impact Assessment required. Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
9: To reduce emissions contributing to	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> Will it help improve resilience to climate change through 	+	The development presents an opportunity to embed the principles of climate change	Policy LPR5 Responding to Climate Change will ensure the principles of climate	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
climate change and ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	<ul style="list-style-type: none"> adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		mitigation and adaptation into the development.	change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The northern and north eastern edge of the site is within Flood Zones 2 and 3. The site is also within in a groundwater emergence zone and surface water flood risk area.	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at risk of flooding, and this is in line with the site specific policy for the site.</p> <p>The site specific policy for the site also requires that any scheme for the site s informed by a Flood Risk Assessment.</p>	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the needs of the racehorse industry? 				
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p>		

Summary						
<p>Overall there are no significant sustainability issues with this site, and it is likely to have a predominantly neutral effect on sustainability.</p> <p>The site is well related to local services and facilities within the village, including access to the countryside, all of which would enable walking and cycling and promote healthy, active lifestyles which would have a positive impact on sustainability. In addition, the development is close to local employment opportunities provided through the racehorse industry and local services/facilities, which will have a positive impact on economic and social sustainability.</p> <p>Potential negative impacts could occur in relation to the environmental sustainability due to the site's location within the AONB and the proximity of the site to the SSSI and SAC. As long as appropriate mitigation measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability. Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided. Developing outside Flood Zones 2 and 3 will help to reduce the flood risk and potential impact on sustainability.</p>						
Effect:	Likelihood:	Scale:	Duration:	Timescale:		

Predominantly neutral	High	AONB - Lambourn	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	AONB	Settlement:	Lambourn	Parish:	Lambourn
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Site ID:	RSA23 <i>HSA DPD ref: HSA20</i> <i>Former SHLAA ref: LAM015</i>	Site Address:	Land adjacent to Newbury Road, Lambourn
Use(s) proposed by site promoter	Housing	Development Potential:	Approximately 5 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 5 dwellings.</p> <p>The site lies adjacent to the built up area of Lambourn Rural Service meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	<p>The site is allocated for approximately 5 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Lambourn which is identified as a Rural Service Centre. Rural Service Centres have a range of services and reasonable public transport provision. Therefore they provide opportunities to strengthen role in meeting the requirements of local communities.</p>	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	<p>The site is identified for approx. 5 individually designed dwellings but is likely to be limiting in providing a mix of housing</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>The site has easy access to the countryside, and is close to local services and facilities which would enable walking and cycling.</p> <p>The site is close to a leisure centre.</p>	<p>Policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside. Development of the site is likely to have a positive impact on social and environmental sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD)	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime higher level policy provisions seek to meet this objective through policies SP7 (Design Principles) and DC2 (Health and Wellbeing) which seek to secure high quality safe,

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						sustainable and inclusive design and development standards. These policies require development to demonstrate the application of the guidance set out within the Councils Quality Design Supplementary Planning Document (SPD). The SPD includes guidance and standards amongst others relating to crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>The site currently comprises of agricultural land. There are no Public Rights of Way (PRoW) within the site.</p> <p>There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p>	Whilst policy LPR7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy LPR10 – Green Infrastructure (GI) will also ensure the development maximises the potential for strengthening local GI.	The site is close to local services and facilities including a local leisure centre and playing field, as well as good access to the countryside. Development of the site is likely to have a positive impact on social and environmental sustainability.
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>The site is close to local services and facilities within the village.</p> <p>The racehorse industry is the main source of local employment in the area, but the local services and facilities provide more limited employment opportunities.</p>		The proximity of the site to local services and facilities and to local employment opportunities means that the site should have a positive economic sustainability.

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	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	Within the village there are a number of opportunities for walking and cycling. However, there are limited public transport opportunities to and from the village. To access a wider range of higher level services there would be reliance on the car.		<p>There are opportunities for walking and cycling to local services and facilities, however there are limited public transport opportunities leading to a high degree of car dependency, especially for higher order goods.</p> <p>Overall it is unlikely that development of this site would have an impact on any element of sustainability.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	The site lies in close proximity to the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>The site specific policy for the site requires an extended phase 1 habitat survey together with further detailed studies arising as necessary.</p>	Without mitigation measures there would be potential for a negative impact on environmental sustainability.

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					<p>Furthermore, as part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn SSSI/ SAC.</p> <p>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 eg. possibly petrol/oil receptors.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is located within the AONB.</p> <p>The Landscape Sensitivity Assessment (LSA) indicates that only the south western part of the site could be developed subject to conditions, as set out in the LSA.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the design, layout and capacity must be in accordance with the LSA and be further informed by a Landscape Visual Impact Assessment.</p>	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets 	0	Unlikely to have an impact on any element of sustainability	<p>Further investigation required as part of any planning application – geophysical survey followed by trial trenching.</p> <p>Policy LPR9 will ensure development protects, or conserves and enhances the significance of the historic environment.</p>	

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		<ul style="list-style-type: none"> Will it preserve or enhance the appearance of 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	Development of the site is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact quality on soil	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	Unlikely to have an impact on water quality	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>This is a greenfield site.</p> <p>The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2011 LSA.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change	All development will increase the overall demand for water.

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		management of water?			mitigation and adaption are embedded into the development.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	No known issues.		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	The south western part of the site is within a groundwater emergence zone	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the groundwater emergence zone.</p> <p>The site specific policy for the site requires that any scheme for the site s informed by a Flood Risk Assessment.</p>	Development on the site could have a negative impact on all elements of sustainability unless appropriate mitigation is provided.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

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.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB – Lambourn	Permanent	Short to Long Term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	RSA24 <i>HSA DPD ref: HSA22</i> <i>Former SHLAA ref: BRS004</i>	Site Address:	Land off Stretton Close, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Approximately 10 dwellings

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 10 dwellings and is of a scale to provide affordable housing. The site has outline permission for 11 dwellings (17/03411/OUTMAJ), and three of these units are proposed for social rented and intermediate housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing 	+	<p>The site is of a scale to provide a mix of housing type and tenure. The site has outline planning permission and 8 (4-bed) private market dwellings, 2 (2-bed) social rented houses, and 1 (3-bed) intermediate house is proposed.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>such as gypsy and traveller sites, houseboats?</p> <ul style="list-style-type: none"> • Will it support suitable accommodation and infrastructure for older people? • Will it encourage self and custom build housing? • Will it support model standards of design with consideration of local context? • Will it provide for cross border demands agreed with neighbouring authorities? 		The site has not been promoted for self-build housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> • Will it support the reduction of health inequalities? • Will it facilitate and active and healthier lifestyles, indoors and outdoors? • Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? • Will it foster a sense of place and beauty? 	0	<p>The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away.</p> <p>The site is well placed for access to the countryside.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the north west of Bradfield Southend gives opportunities for walking and cycling and gives easy access to local services / and facilities, a recreation ground and play area.</p> <p>Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact.</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> • Will it support the reduction of crime or the fear of crime? • Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.

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	2(c): To enable the protection and enhancement of high quality multi-functional Green Infrastructure (GI) across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.</p> <p>The site has outline planning permission and landscaping as well as a SuDS pond is proposed.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There is are limited employment opportunities facilities within the village and therefore access to employment would be mainly by car.</p>		<p>The site is located close to facilities however these are limited. There are limited employment opportunities and public transport options are limited.</p> <p>The site is therefore unlikely to have any impact upon the district's economic sustainability.</p>
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	+	The Council's Highways Team raised no object to the outline planning application for the site.	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage	

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>	Bus services are limited although it is possible that development could result in an increased bus service.	<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>The site has Tree Preservation Orders (TPO) on trees within its boundary and sits within a Biodiversity Opportunity Area (BOA).</p> <p>The outline planning permission for the site sees the retention of the majority of trees. Three trees are proposed for removal, and the Council's Tree Officer has confirmed that these are of a low quality. New tree planting is proposed.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances. Development layout could be designed to protect the TPO trees.</p> <p>The site specific policy for the site requires that an arboricultural survey informs</p>	

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					the delivery of the site due to the presence of protected trees	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is within the AONB.</p> <p>The Landscape Capacity Assessment (LCA) (2014) concluded that development on part of the site could be accommodated subject to important measures to conserve and enhance the natural beauty and special qualities of the AONB.</p> <p>Whilst the outline planning application was refused, permission was granted at appeal. The Inspector concluded that development would not harm the character and appearance of the area and would preserve the landscape and scenic beauty of the AONB.</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	There would be potential for a negative impact on environmental sustainability unless the site was developed in line with the Landscape Capacity Assessment (2014)
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	There is low archaeological potential on the site.		

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6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	<p>Careful design and appropriate mitigation should reduce the impact.</p> <p>Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.</p>	Development of the site is unlikely to have an impact on any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise levels		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	Unlikely to have an impact on soil quality.	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>Site is greenfield.</p> <p>The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site

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	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development potential and developable area has taken into account the existing constraints on the site and the outcomes from the 2014 LCA.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	<p>The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.</p> <p>The site has outline planning permission. The proposed houses will be of a traditional masonry construction, and will therefore have a high thermal mass to act as a buffer to external heat fluctuations.</p> <p>To prevent heat loss the houses will be well insulated and measures will be taken to limit air leakage. The houses will be constructed to meet the requirements of Building Regulations Approved Document Part L1A 'Conservation of Fuel and Power (New Dwellings)' 2010.</p> <p>The houses will be designed for a maximum potential water consumption of 125 litres of water per person, per day.</p>	Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy LPR5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Part of the site is underlain by construction aggregates.	Minerals Impact Assessment required. Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? 	0	<p>The site does not fall within an official area of flood risk.</p> <p>The Parish Council indicated that there was standing water on the site during Jan/Feb 2014.</p> <p>The site has outline planning permission and the development proposals include a Sustainable Drainage Systems (SuDS) pond.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>The site specific policy for the site requires a Flood Risk</p>	<p>Flooding can have an impact on all elements of sustainability unless appropriate mitigation measures are introduced.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable floodplain management? 			Assessment to inform the delivery of the site. The FRA will also inform mitigation measures.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Summary

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.

There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.

The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.

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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.

Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.

Development may have an impact upon flood risk. A Flood Risk Assessment to inform the delivery of the site and mitigation measures. SuDS will also reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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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

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 8 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity 	+	The site currently comprises of a residential dwelling and garden, education. There are no public	Whilst policy SP7 will ensure that the development will strengthen a sense of place	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	high quality multi-functional GI across the District	<ul style="list-style-type: none"> and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		Rights of Way within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>A speed survey has been recommended by the Council's Highways Team to check speeds</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				due to nearby location of speed limit change from 60mph.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, 	?	Part of the site is located within the settlement, and development here would be appropriate in the context of the existing settlement form, pattern, and character of the landscape. The remainder of the site comprises of previously developed land and projects beyond the line of the settlement.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		pattern, and character?		<p>There is a largely linear pattern to development in Bradfield Southend, and development could erode this pattern.</p> <p>The site lies within the North Wessex Downs AONB. In principle, part of the site has potential for development in landscape terms. However, there are concerns about the cumulative impact of development alongside adjoining sites. This has the potential to harm the natural beauty and special qualities of the AONB.</p>	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.</p>		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principle objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The land is not high quality agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		Will it discourage the use of fossil fuels?				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site is not underlain by construction aggregates		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>High risk of surface flow flooding from existing watercourse which runs along the northwest border of the site.</p> <p>Groundwater flood risk negligible.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		employment areas and sites?		The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD3	Site Address:	Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 4 dwellings but known issues exist which may reduce this number

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	-	<p>The site could potentially accommodate up to 4 dwellings and is of a scale where affordable housing does not need to be provided. Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? 	-	<p>The site is of a scale whereby it would not be able to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 		The site has not been promoted for self-build housing.		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit

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					accordance with the Quality Design Supplementary Planning Document (SPD).	footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic could result in road safety concerns but, development would also have	Road safety improvements would be considered as part of a site transport assessment or	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
forms of safe and sustainable travel.				<p>the potential to improve road safety.</p> <p>The site is landlocked and the site would need to be accessed through BRAD2. In relation to BRAD2, a speed survey has been recommended by the Council's Highways Team to check speeds due to nearby location of speed limit change from 60mph.</p>	statement at the planning application stage.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	

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	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	?	<p>The site lies within the North Wessex Downs AONB. A 2014 Landscape Capacity Assessment advised that there is very limited scope for development due to the potential for harm to the AONB.</p> <p>The site is surrounded by residential development to the east and south east, and a nursery school to the north. There is a largely linear pattern to development in Bradfield Southend, and development could erode this pattern.</p>	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.</p>		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The land is not high quality agricultural land.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		Will it discourage the use of fossil fuels?				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	+	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>There is no risk of surface water or groundwater flooding.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

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				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is irregular, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing would not be provided as it is below the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the small development potential would not be able to provide a mix of housing type and tenure. This results in a negative effect. However, the estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location.</p> <p>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 site is not at risk from any source of flooding, and all developments must include SuDS. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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Site ID:	BRAD5	Site Address:	Land north of South End Road, Bradfield Southend
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 30 dwellings but known issues exist which may reduce this number

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 30 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<ul style="list-style-type: none"> infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, 	+	The site currently comprises of a residential dwelling and garden, education. There are no public Rights of Way within the site that would be affected by ay	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<p>open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Adoptable access achievable immediately on to South End Road.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(b): To increase opportunities for walking, cycling	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling 	0	There is limited public transport access – there is a bus service which runs 3 journeys a week.		Due to the location of Bradfield Southend and limited range of

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	and use of public transport	<p>and use of public transport?</p> <ul style="list-style-type: none"> Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 		<p>Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p> <p>There are Tree Preservation Orders (TPO) on several trees along the eastern boundary.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances. Development layout could be designed to protect the TPO trees.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, 	?	<p>The site is located within the AONB. 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</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally</p>	

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		pattern, and character?		and special qualities of the AONB. The site is contained on its southern edge by the settlement, and much of the site extends well beyond the settlement envelope. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern, and character of the landscape.	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Development would not harm or result in the loss of any designated heritage assets. There are no known undesignated heritage assets on the site, and recent development is likely to have disturbed any archaeological remains.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The land is not high quality agricultural land.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>High risk of surface flow flooding from existing watercourse which runs along the northern border of the site.</p> <p>Groundwater flood risk negligible.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is bi-hourly, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Whilst development has the potential to have a neutral impact upon the built environment, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northern border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Bradfield Southend	Parish:	Bradfield
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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

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 48 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Bradfield Southend which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Bradfield Southend has a limited range of services and some limited development potential.</p>		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Bradfield Southend is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		<ul style="list-style-type: none"> infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	The site is close to the recreation ground and play area off South End Road, but some distance from sports facilities. Sports facilities at Bradfield College are located over 2km away	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, 	+	The site currently comprises of a paddock and an informal recreation area. There are no public Rights of Way within the site that would be affected by ay	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<ul style="list-style-type: none"> open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	?	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>The Council's Highways Team have commented that an adoptable access and 2m footway is not achievable direct on to Cock Lane due to probable inadequate sight lines to the left</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	

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				(east) and conflict with the existing private Ash Grove.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAS or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>There is limited public transport access – there is a bus service which runs 3 journeys a week. Development could provide an opportunity to enable an enhanced bus service to be put in place, promoted and sustained.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		<p>Due to the location of Bradfield Southend and limited range of facilities/services there would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.</p> <p>Bus services are limited although it is possible that development could result in an increased bus service.</p>
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.</p> <p>The site is within a Biodiversity Opportunity Area.</p>	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	-	The site lies within the North Wessex Downs AONB. 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.	LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally	

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				<p>The assessment also commented that development of the whole site would result in substantial backland extension to the existing development north of Cock Lane, and erosion of the linear pattern of much of the village.</p> <p>Whilst part of the site is acceptable in principle in landscape terms it needs to be considered in the context of the other sites being promoted for development in the village. In this regard it is the least favourable in landscape terms.</p>	distinctive design and place shaping.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesignated heritage assets on the site. However the site is surrounded by historic farmsteads indicative of post medieval activity. Some assessment may be justified on hectarage, as there has been no previous fieldwork on the site.</p>	Desk-based assessment to better understand archaeological potential and survival, in addition to a geophysical survey.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The Council's Environmental Health Team have identified that there is no risk of noise and		

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				vibration problems to future occupants		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is within Source Protection Zone (SPZ) 3 for groundwater sources. The Environment Agency has no in principles objections to development in SPZs.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The land has been identified as Grade 3 but it has not been possible to determine if it is 3a or 3b.		The greenfield nature of the site means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies,	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	generation and storage	<ul style="list-style-type: none"> and new technologies? Will it discourage the use of fossil fuels? 				
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	<p>Thames Water do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</p> <p>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</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Housing and infrastructure plan required to agree phasing so that upgrades to the wastewater network can take place.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	

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place to respond to climate change.		<ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>There is a high risk flow flooding from surface water flow route which runs along the eastern border of the site.</p>	<p>Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).</p> <p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document.</p> <p>Development would need to be avoided in the area at high risk of flow flooding.</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		of sustainable employment areas and sites?		proposed for the site. The development of the site for housing will have an overall neutral effect on economic sustainability		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability		

Summary
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres, particularly given that the bus service is irregular, although development could provide the opportunity to enhance the bus service. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing need to be provided as it is above the threshold which triggers the LPR affordable housing policy (SP19). Likewise, the development potential would enable be a mix of housing type and tenure. The estimated development potential has been guided by the West Berkshire Density Pattern Book Study which has taken into account the location of sites to ensure that the density is appropriate to the location. These all result in positive effects.</p> <p>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. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Development may have an impact upon flood risk due to there being a high risk of surface flow flooding from existing watercourse which runs along the northwest border of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>Whilst development on a small area of the site has the potential to have a neutral impact upon the built environment, development across a wider area would harm the AONB. Furthermore, if the site was developed alongside adjoin sites, the linear settlement character would be lost, and there would be harm to the AONB thus resulting in a potential negative effect.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p>

The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Chieveley	Parish:	Chieveley
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Site ID:	CHI23	Site Address:	<i>Land at Chieveley Glebe, Chieveley-</i> (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) has been assessed – approximately 1.1ha)
Use(s) proposed by site promoter	Residential	Development Potential:	Linear development of approximately 17 dwellings along East Lane

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	The site could accommodate approximately 17 dwellings and is of a scale to provide affordable housing. 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. Service villages act as a focal point for their surrounding rural areas. Chieveley has a limited range of services and some limited development potential.	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<p>Will the policy provide an equitable distribution of housing in the most sustainable locations?</p> <ul style="list-style-type: none"> Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such 	0	The site is of a scale to provide an appropriate mix of housing type and tenure. It would be unlikely to support the provision of specialised housing	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	It would be unlikely to support the provision of specialised housing but if designed with individual accesses off East Lane it could have the potential for self and custom build.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	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.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 Design Principles and DC2 Health and Wellbeing will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? 	+	The site is currently farmland and there are no PROW within the site that would be affected by any development. There would be an opportunity to create high quality GI which would	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		present an attractive and distinctive setting to development.	the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	The Downland Practice is located opposite the site and the site is within walking distance of Chieveley Primary School. 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.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Access to the site would be onto East lane. The Council's Highways Team have not raised any safety issues.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? 	0	The site would need to be connected to the existing footway along East Lane. The site has easy access to the countryside and there are a number of PROW within and around the village. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service.		

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		<ul style="list-style-type: none"> Will it promote the use of locally produced or sourced goods and materials? 		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.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	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. There is a group TPO to the west of the site along East Lane.	Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	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 strong rural character of East Lane would need to be conserved.	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	Building height will be important. Consideration needs to be given to the hedgerow fronting the site.
	5(c): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	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. Desk-based archaeological assessment	Policy SP9 will ensure development protects, or conserves and enhances the significance of the historic environment.	Care needed as evolution from Parliamentary enclosure - dividing and surrounding hedgerows may be important.

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				would be required to better understand archaeological potential and survival, followed by phased investigation if necessary.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	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.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. The soil quality is likely to be very good as it has been classified as Grade 2 agricultural land. There is a low risk of contamination.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	?	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.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield. The field is classified as Grade 2 and so is considered very good quality agricultural land.	This is small site of approximately 1.1 hectares on the edge of a larger field and so any loss would be considered marginal.	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	No impact		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it prohibit/discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	+	The site lies within Flood Zone 1. Low probability of flooding. No surface water flood risk. Some reduction in potential infiltration due to high ground water, so sustainable drainage systems measures should allow for surface level storage.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	Housing development provides additional workforce and customers which have the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.		

Summary				
Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is very close to local facilities and services. As the site is adjacent to Chieveley Conservation Area there is potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented through an appropriately well-designed scheme. The degree of car dependency is still likely to be high.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Chieveley	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Compton	Parish:	Compton
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Site ID:	RSA27 <i>HSA DPD ref: HSA23</i> <i>Former SHLAA ref: COM004</i>	Site Address:	Pirbright Institute, High Street, Compton
Use(s) proposed by site promoter	Residential	Development Potential:	140 dwellings

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	The site is allocated for approximately 140 dwellings and is of a scale to provide affordable housing.	<p>Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.</p> <p>The site specific policy for the site requires that a local lettings policy should be explored to allow a percentage of the affordable housing provision to be for people with local needs.</p>	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	+	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>The site has not been promoted for self-build housing.</p> <p>Compton is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Limited public transport access, but the village does benefit from a bus service, and has a number of local services and facilities all of which can be reached by walking and cycling.</p> <p>The site is well placed for access to the countryside.</p> <p>A Supplementary Planning Document (SPD) has been prepared for the site. This sets out that the cricket pitch will remain as green infrastructure as part of any development proposals.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	The site's location to the north of Compton provides opportunities for walking and cycling, as well as easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation 	+	There would be an opportunity to create high quality GI which would present an attractive and	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	functional GI across the District	<p>areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		<p>distinctive setting to development. The SPD for the site sets out that the cricket pitch will remain as green infrastructure as part of any development proposals.</p>	<p>also ensure the development maximises the potential for strengthening local Green Infrastructure.</p> <p>The site specific policy for the site requires that footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. Development provides the opportunity to reinstate the former east/west footpath through the site.</p>	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>Good access to secondary and primary schools, with some local job opportunities.</p> <p>Whilst the SPD does seek the redevelopment of the site for mixed uses, the level of employment to be delivered is uncertain at this stage.</p>	<p>The adopted SPD for the site seeks mixed use development on this site. It is expected this site will therefore provide some employment which will mitigate the impact of the Institute relocating.</p>	<p>The site delivers positive and negative impacts in relation to economic sustainability given the loss of local employment as the Institute relocates but some of this employment could be replaced through a mixed use redevelopment scheme.</p> <p>The site is also close to some existing areas of employment and education as well as other services and facilities within Compton. The site also has access to the strategic road network (A34), although height restrictions for heavy goods vehicles exist</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	The level of development may provide 'fibre to the premises' (FTTP) connection at the time of construction		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Additional traffic to existing levels could result in road safety concerns, but any development would also have the potential to improve road safety.	The site specific policy for the site states that improvements will be necessary to the to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road. It also requires that that footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. Development provides the opportunity to reinstate the former east/west footpath through the site.	
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	Limited public transport access, but the village does benefit from a bus service, and has a number of local services and facilities all of which can be reached by walking and cycling.	Some of the approach roads to the village have weight and height restrictions.	<p>Access to public transport is limited but the village is served by a regular bus service.</p> <p>The site's proximity to local services and facilities will encourage walking or cycling, and unlikely to have an impact on environmental sustainability given the degree of car dependency in the village. It could have a positive impact on social sustainability given the ability to walk and cycle to local services/facilities</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	+	<p>The site benefits from mature vegetation and a number of green open spaces which provide opportunities for wildlife corridors on the site. Potential for bats on the site.</p> <p>There is a TPO within the site.</p>	<p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p> <p>Policy DC14 requires that the removal of protected trees will only be allowed in exceptional circumstances.</p> <p>Development layout could be designed to protect the TPO trees.</p> <p>The site specific policy for the site requires an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. These will need to inform the scheme and avoidance/mitigation measures.</p>	<p>Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.</p>
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is located within the AONB. A 2012 Landscape Framework identified that development has the potential to result in harm to the AONB.</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The site specific policy for the site requires that the land to the north of the site is restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features.</p> <p>The site specific policy also requires that the site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is</p>	

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					informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	+	<p>The site is adjacent to the Compton Conservation Area, and within close proximity to Listed Buildings.</p> <p>There is high archaeological potential on the site given its location within the heart of the historic village which has medieval origins.</p>	<p>Policy SP9 (Historic Environment) requires that development proposals to conserve and enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, and historic importance.</p> <p>Policy DC8 (Conservation Areas) requires development proposals to be sensitively designed and must satisfy a set of criteria.</p> <p>Policy DC13 sets criteria to restrict against the loss of heritage assets of archaeological importance.</p> <p>The adopted SPD sets out key measures to be taken and principles to be followed in the redevelopment of this site. A Landscape and Visual Impact Assessment will need to explain how the special architectural and historic interest of the Compton Conservation Area and its setting have been taken into account.</p> <p>The site specific policy for the site requires 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.</p>	Development on the site in accordance with the adopted SPD could result in positive impacts on social and environmental sustainability.
6: To protect and improve air, water and soil quality, and minimise noise	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? 	0	Unlikely to have an impact on air quality	Policy DC7 sets criteria to maintain, and where possible, improve air quality and reduce exposure in areas of poor air quality.	Development of the site would have a positive impact on the environmental sustainability through

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levels throughout West Berkshire.		<ul style="list-style-type: none"> Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 				decontamination of the site for mixed use development
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	Unlikely to have an impact on noise levels	Policy DC4 restricts against development that leads to adverse effects on pollution of the environment.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	Given the previous use of the site, there is potential for contamination.	<p>Development of the site would enable the site to be decontaminated. Viability of decontamination works may need to be considered.</p> <p>Further assessment of contamination required and development to be in accordance with the adopted SPD.</p> <p>The site specific policy for the site requires a phase 1 contamination report and a preliminary risk assessment. This 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 Sustainable Drainage Systems (SuDS) infrastructure in the proposed development.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	There is the potential for contamination on the site which could have an impact upon water quality.	<p>Development of the site will provide the opportunity to mitigate against any contamination and the impact that this may have on water quality. Viability of decontamination works may need to be considered.</p> <p>Further assessment of contamination required and development to be in accordance with the adopted SPD.</p>	

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					LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	+	Development of the site would result in the redevelopment of a large area of previously developed land in a rural location.	Development of the site could have a positive impact on environmental sustainability because it is a large previously developed site	
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The developable area of the site is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	<p>All development will increase the overall demand for water.</p> <p>Thames Water have advised that the current wastewater network in this area is unlikely to be able to support the demand anticipated from this development. Drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Infiltration from groundwater into the network has been identified as a strategic issue within Compton</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>A drainage strategy would be required from the developer to support the development. Thames Water are also likely to request a Grampian planning condition to ensure the infrastructure is in place ahead of occupation of the development.</p> <p>An integrated Water Supply and Drainage Strategy would be required for this site.</p>	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	The site is not underlain by minerals		
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaptation are embedded into the development.	Without consideration of sustainability construction techniques development could have a negative impact on

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		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 				environmental sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	Part of the site falls within Flood Zones 2 and 3, as well as a Groundwater Emergence Zone and an area of Surface Water flood risk.	<p>A Flood Risk Study undertaken to inform the SPD showed groundwater flooding to be complex and closely related to groundwater levels and rainfall/river flows. The study recommended that following the sequential approach to development on the site, only less vulnerable land uses in accordance with the National Planning Policy Framework should be located below 103m AOD within the site (water compatible or critical infrastructure development would also be appropriate at this site level) and more vulnerable land uses should be located above 103m AOD, unless detailed modelling indicates otherwise. This was taken forward in to the SPD and reflects the developable area in the allocated site. The area below 103m AOD includes Flood Zones 2 and 3 which are therefore excluded from the developable area Housing is therefore considered appropriate above the 103m AOD line. The SPD approach to 103m AOD for 'more vulnerable' development was supported by the Environment Agency.</p> <p>The site specific policy for the site requires a Flood Risk Assessment that cover infiltration testing and details of SuDS to be implemented. A sequential approach to development on the site will need to be followed.</p> <p>SuDS would be required to manage the site's drainage in line with policy LPR6 (Flood Risk). Further detail on SuDS is set out within the SuDS Supplementary Planning Document</p>	The site could have a negative impact on all aspects of sustainability due to flood risk however the impact could be minimised if development is in accordance with the adopted SPD which excludes areas of flood risk from the developable area

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10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	<p>Housing development provides additional workforce and customers which has the potential to support commercial centres however the site is not for employment generating uses in such commercial centres.</p> <p>The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary

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 and the site specific policy 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 the AONB, the landscape impact of any redevelopment is vitally important. The SPD, which was informed by a Landscape Framework 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 impact on economic sustainability.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Compton	Permanent	Short to long term
	Cumulative/Compound:	Development of the site, if developed in accordance with wider policies in the plan has the opportunity to bring about positive effects.		

Spatial Area:	AONB	Settlement:	Great Shefford	Parish:	Great Shefford
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Site ID:	GS1	Site Address:	Land west of Spring Meadows, Allendale Farm, Great Shefford
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 15 dwellings but known issues exist which may reduce this number

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of great Shefford which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Great Shefford has a limited range of services and some limited development potential.</p>	Local Plan Review (LPR) policy SP19 seeks provision of affordable housing on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	<p>The site is of a scale to provide a mix of housing type and tenure.</p> <p>Great Shefford is a Service Village in the settlement hierarchy and is subsequently a sustainable location for development.</p> <p>The site has not been promoted for self-build housing.</p>	<p>LPR policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>LPR policy SP18 will ensure that development contributes to an appropriate mix of dwelling tenures, types and sizes to meet existing and future needs.</p>	

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		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	0	<p>The site has good access to the open countryside which could encourage walking and cycling. However there are limited sports facilities within the village itself. The site is close to a recreation ground, and there are other outdoor sports facilities in Lambourn.</p> <p>The closest indoor sports facilities are in Lambourn and Hungerford.</p>	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, 	+	The site currently comprises of agricultural land. There are no public Rights of Way within the site that would be affected by ay development. There would be	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place	

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	functional GI across the District	<ul style="list-style-type: none"> open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 		an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local Green Infrastructure.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	<p>There is a primary school, village hall, village store, church, and pub within Bradfield Southend.</p> <p>There are limited employment opportunities within the village therefore access to employment would be mainly by car</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities		
	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Additional traffic could result in road safety concerns but, development would also have the potential to improve road safety.</p> <p>Adoptable access achievable from Spring Meadows.</p>	Road safety improvements would be considered as part of a site transport assessment or statement at the planning application stage.	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(b): To increase opportunities for walking, cycling and	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling 	0	There is a bus service which operate 7 times a day Monday to Saturday. This connects		Due to the location of Great Shefford and limited range of facilities/services there

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	use of public transport	<p>and use of public transport?</p> <ul style="list-style-type: none"> • Will it help reduce vehicular traffic? • Will it help reduce congestion in AQMAs or on major roads and/or their junctions? • Will it promote the use of locally produced or sourced goods and materials? 		<p>Great Shefford with Lambourn and Newbury.</p> <p>There are opportunities for walking and cycling to access limited local services and facilities. To access a wider range of higher level services there would be reliance on the car.</p>		would be a degree of high car dependency. This could result in a negative impact on environmental sustainability.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> • Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? • Will it encourage habitat creation and connectivity? • Will it help tackle climate change? 	+	There is a medium risk of adverse impacts. There are no statutory designations within or adjacent to the site.	<p>Up to date ecological surveys will therefore be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>LPR policy SP11 (Biodiversity and Geodiversity) requires development proposals to conserve and enhance biodiversity.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would also be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> • Will it conserve and enhance local distinctiveness? • Is development appropriate in the context of the existing settlement form, pattern, and character? 	?	<p>The site is located within the AONB. A 2014 Landscape Sensitivity Assessment (LSA) 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.</p> <p>It is a small site that is well contained by landform and housing, with hedges along the western and northern boundaries. Development could be accommodated and retain</p>	<p>LPR policy SP8 (Landscape Character) will ensure a landscape led approach to development and policy SP7 (Design Principles) will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>The mitigation and enhancement measures identified in the 2011 LSA would need to be incorporated</p>	

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				small scale pattern and not intrude into the wider AONB.	as part of any development proposals.	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	<p>Development would not harm or result in the loss of any designated heritage assets.</p> <p>There are no known undesigned heritage assets on the site.</p>		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The Council's Environmental Health Team have identified that development is unlikely to result in adverse impact/worsening of air quality.		
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The Council's Environmental Health Team have identified that there is no risk of noise and vibration problems to future occupants		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is greenfield. There are no known contamination issues on the site.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is not within a Source Protection Zone.	LPR policy DC6 (Water Quality) requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and	

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					groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The site is Grade 2 agricultural land.</p>		The greenfield nature of the site and the high quality nature of the agricultural land means that there could be a negative impact on environmental sustainability. However there
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable / renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	?	<p>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.</p> <p>Thames Water do not envisage infrastructure concerns relating to the wastewater network.</p>	<p>Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues (SuDS are a requirement of policy SP6 (Flood Risk)).</p> <p>Policy DC6 requires that development must minimise water use and aim to be as water-neutral as possible.</p> <p>Early engagement with Thames Water required to determine what upgrades to the water network will be required.</p>	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	0	Part of the site is underlain by construction aggregates.	<p>Minerals Impact Assessment required.</p> <p>Any development would need to comply with the policies in the Minerals and Waste Local Plan.</p>	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	0	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it discourage development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	<p>The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.</p> <p>Area of groundwater emergence which covers 25% of the total site area.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk).	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 		A minor surface water flood flow path flows across the northeast corner	<p>Further detail on SuDS is set out within the SuDS Supplementary Planning Document (SPD).</p> <p>Development would need to be avoided in the area where there is groundwater emergence.</p> <p>Minor surface water flow path will need to be managed with swales/ditches at the north east corner of the site</p>	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		<p>The development of the site for housing will have a neutral effect on economic sustainability.</p> <p>Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term</p>
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas 	0	Housing development provides additional workforce and customers which has the potential to		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>and the vitality of town centres?</p> <ul style="list-style-type: none"> Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 		<p>support commercial centres however the site is not for employment generating uses in such commercial centres. The development of the site for housing only will have a neutral effect on economic sustainability</p>		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a limited number of services and facilities within walking and cycling distance of the site, although it is recognised that for higher level services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy and active lifestyle.</p> <p>The estimated development potential on the site means that affordable housing will need to be provided, and a mix of mix of housing type and tenure could be provided. This results in a positive effect.</p> <p>There will be several positive impacts upon the environmental sustainability of the site. Biodiversity enhancements and net gain will be sought through LPR policy SP11. Through LPR policies SP5 and SP7, development presents an opportunity to reduce greenhouse gas emissions and create high quality locally distinctive design and places.</p> <p>Development has the potential to have a negative impact by way of harm to the AONB. This harm will be reduced if the recommendations of the 2011 LSA are adhered to. LPR policies SP8 and 7 will further reduce the impact.</p> <p>Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and the land being high quality agricultural land. However, the LPR is clear that for the district's housing requirement to be met, development on greenfield sites on the edge of settlements is necessary.</p> <p>Development may have an impact upon flood risk due to there being groundwater emergence and a surface water flow path on part of the site. Avoidance of development in this area and SuDS will reduce the impact. The West Berkshire SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity.</p> <p>The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HSA24/HER001	Site Address:	Land off Charlotte Close, Hermitage
Use(s) proposed by site promoter	Housing	Development Potential:	The site is allocated for approximately 15 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hermitage Service Village meaning it has a limited range of facilities so it is only suitable for a limited amount of development.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<p>infrastructure for older people?</p> <ul style="list-style-type: none"> Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.</p> <p>There are outdoor sports facilities at Hermitage Primary School. These are not publically available.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	<p>The site's location to the south of Hermitage gives opportunities for walking and cycling and gives easy access to local services and facilities. Therefore, in terms of environmental and social sustainability, development of the site would have a positive impact</p>
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					public spaces and well-lit footpaths in order to design out crime	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	<p>The allocation policy seeks the provision of pedestrian and cycle linkages through the site to the neighbouring allocated sites (HSA25, Land to the south east of the Old Farmhouse). The allocation policy also seeks a strengthening of the hedgerow and tree line.</p> <p>The planning application (20/00912/FULEXT) includes a LAP within its open space.</p>	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI.	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited employment opportunities within the settlement boundary.		The site is located close to facilities however these are limited. There are limited employment opportunities within the settlement boundary. Bus services are intermittent. The site is therefore unlikely to have any impact on the district's economic sustainability.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	Traffic modelling has been undertaken, with reference to the impact on the mini roundabout close to the site on the B4009, with capacity available.	Access improvements required.	

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				Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.		
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within walking or cycling distance.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	An extended phase 1 habitat survey has been undertaken for application 20/00912/FULEXT). There are protected on and near the site, including Great Crested Newts.	<p>An extended phase 1 habitat survey has been undertaken for application 20/00912/FULEXT), and further detailed surveys may be required as necessary. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected.</p> <p>Ecology area, ecology buffers, hedgerows would be needed.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	The site is within the AONB. A Landscape Sensitivity Assessment (LSA) has concluded that the site relates well to the settlement pattern and that development could be accommodated, retain small	<p>The LSA identifies the following protection and enhancement measures:</p> <ul style="list-style-type: none"> Tree line along the access to Hermitage Green On site trees 	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
				scale pattern and not intrude on the wider landscape. The allocation policy seeks the design and layout to be informed by a full detailed LVIA.	<ul style="list-style-type: none"> Hedgerow boundary along the eastern boundary Views through or over the built form to the woodland beyond 	
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	The site is unlikely to have an impact on the historic environment	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The site is unlikely to have an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is unlikely to have an impact on water quality.	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	The site is greenfield.		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit). No known waste issues	Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? 	0	A small part of the site is at risk from surface water flooding and a small part of the site also sits within a critical drainage area.	An FRA and appropriate flood risk mitigation measures including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 		The planning application (20/00912/FULEXT) presents a FRA and suitable measures.	(Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

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. 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. A small part of the site being at risk from surface water flooding and a small part of the site being located within a critical drainage area, and development will therefore need to be guided by a FRA and suggested mitigation measures.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Hermitage	Parish:	Hermitage
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Site ID:	HSA025/HER004	Site Address:	Land to the south east of the Old Farmhouse, Hermitage
Use(s) proposed by site promoter	Housing	Development Potential:	The site is allocated for approximately 10 dwellings

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site is allocated for approximately 10 dwellings, and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Hermitage which is identified as a Service Village.</p>	Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> [Will the policy provide an equitable distribution of housing in the most sustainable locations?] Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	<p>Local Plan Review (LPR) Policy SP19 (Affordable Housing) requires that a proportion of affordable housing is sought on development sites of 5 or more dwellings.</p> <p>LPR policy SP18 (Housing Type and Mix) requires that development will contribute to an appropriate mix of dwellings types and sizes to meet existing and future housing needs of all sectors of the community, including those with specialist requirements.</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] [Will it provide for cross border demands agreed with neighbouring authorities?] 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? [Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups?] [Will it foster a sense of place and beauty?] 	+	<p>There are limited facilities in Hermitage however these can be accessed through walking and cycling. The site has good access to the countryside.</p> <p>There are outdoor sports facilities at Hermitage Primary School. These are not publically available.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? [Will it promote development that creates safer places?] 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).</p> <p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime</p>	
	2(c): To enable the protection and enhancement of high quality multi-	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open 	+	Open space to be provided on site, with local play area.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design	

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	functional GI across the District	<ul style="list-style-type: none"> space and green infrastructure generally? [Will it foster beauty and a sense of pride and place?] 		The allocation policy seeks the provision of pedestrian and cycle linkages through the site to the neighbouring allocated site (HSA24).	and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	0	There is a primary school, church hall, pub, shop and play facilities in Hermitage. There are limited no employment opportunities within the settlement boundary		<p>The site is located close to facilities however these are limited. There are no limited employment opportunities within the settlement boundary.</p> <p>Bus services are intermittent.</p>
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities	None	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>Traffic modelling has been undertaken, with reference to the impact on the mini roundabout close to the site on the B4009, with capacity available.</p> <p>Additional traffic could result in road safety concerns, but any development would</p>	Upgrades to access/new access provided.	<p>There will be a degree of car dependency within the village due to the limited public transport services. However, local services and facilities are within walking or cycling distance.</p> <p>Overall it is unlikely that development of this site would have an impact on any</p>

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				have the potential to improve road safety.		element of sustainability.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? [Will it promote the use of locally produced or sourced goods and materials?] 	0	Limited public transport access (there is an intermittent service between Harwell and Newbury during weekdays) although there are opportunities for walking and cycling to access limited local services and facilities.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	0	<p>There are no protected sites within the vicinity. Near to locally protected sites and biodiversity opportunity areas.</p> <p>There are Great Crested Newts nearby.</p>	<p>An extended phase 1 habitat survey would be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. Appropriate avoidance and mitigation measures would need to be implemented, to ensure any protected species were not adversely affected</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required.</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	+	<p>The site is within the AONB.</p> <p>The site lies adjacent to the existing settlement, and subject to good design and layout can be assimilated into the</p>	<p>Landscape Sensitivity Assessment identifies the existing tree belt will be protected and enhanced; and landscaping to be provided on the south eastern boundary of the developable area (as set out in the allocation policy).</p>	<p>Planning permission has been granted for 21 dwellings (originally under 17/03290/OUTMAJ) illustrating that the principle of a denser development is appropriate in this location, subject to final design details.</p>

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				existing pattern and character of the area.		
	5(c): To protect or, conserve and enhance the built and historic of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	Record of a surviving ridge and furrow which is a rare feature in West Berkshire. Historic farmstead and railway features. Archaeological supervision of groundworks necessary.	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	0	The level of impact on minimising emissions depends on location of development within the site, building materials / construction, transport / design.	Careful design and appropriate mitigation should reduce the impact. Mitigation could also include Transport Assessment / Travel Plans.	Development of this site is unlikely to have an impact upon any element of sustainability
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	The site is unlikely to have an impact on noise levels.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	0	The site is unlikely to have an impact on soil quality.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could provide an opportunity to decontaminate it.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is unlikely to have an impact on water quality. The site is located within the EA's	Policy DC6 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be	

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				Groundwater Source Protection Zone 3.	undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The southern part of the site is classified as Grade 3b, and a small pocket of the field in classified as Grade 3a.</p>		The site could have a negative impact on environmental sustainability as it is a Greenfield site
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The development presents an opportunity for development to make efficient use of land.	LPR policy SP7 (Design Principles) requires that the siting and layout of development should promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities	Planning permission has been granted for 21 dwellings (originally under 17/03290/OUTMAJ) illustrating that the principle of a denser development is appropriate in this location, subject to final design details.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	Site location unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled		

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	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Site partially underlain by gravel. Policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire are therefore relevant. Relatively large scale mineral extraction in the area historically suggests that the deposits in this area might be extensive. Considered realistic possibility for the option to use minerals on site as part of construction or partial prior extraction (depending on depth and quality of deposit). No known waste issues	Any development would need to comply with the policies in the Minerals and Waste Local Plan.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

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		<ul style="list-style-type: none"> Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit][discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? [Will it support water resource management of surface and groundwater flows?] Will it support sustainable floodplain management? 	0	A large part of the site lies within a critical drainage area and a small part is within an area of surface water flood risk.	An FRA and appropriate flood risk mitigation measures including Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	<p>The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.</p> <p>The development of the site for housing will have an overall neutral effect on economic sustainability</p>		

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	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing. No employment use development is proposed for the site.		

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, in recognition of the site's greenfield status and location within the AONB.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB spatial area	Permanent	Short to Long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN3	Site Address:	Land east of Kiln Farm, Kintbury (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) has been assessed – 1.45ha)
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 21 dwellings

1. SA / SEA

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1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The site could potentially accommodate up to 21 dwellings and is of a scale to provide affordable housing.</p> <p>The site lies adjacent to the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location.</p> <p>Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.</p>	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and 	0	<p>The site is of a scale to provide an appropriate mix of housing type and tenure.</p>	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		traveller sites, houseboats? <ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	Kintbury recreation ground offers 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. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.

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	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	+	The site is currently agricultural land and there are no PROW within the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	An acceptable access onto Laylands Green should be achievable via the existing allocated site. The Council's Highways Team have not raised any safety issues.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAS or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>The site has easy access to the countryside and there are a number of PROW around the village.</p> <p>The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The site lies just over a km to Kintbury a mainline railway station. The degree of car dependency is still likely to be high.</p>	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.	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. 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.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site 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.</p> <p>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.</p>	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. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, 	+	The western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD. The Landscape Sensitivity Assessment (LSA) (2011) considered this area as part of a wider site and concluded that development on	Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	The development has the potential to improve the built environment through a well designed scheme.

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		pattern, and character?		this part of the site 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.	
	5(c0): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	Dougal's Wood dates to at least the 19th century and care should be taken to preserve as much as possible. Site lies close to post medieval kiln and works. Some potential for archaeology. Desk-based assessment to better understand archaeological potential and survival. Geophysical survey	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	Clay soil would mean foundations would need to be much deeper and include protection against clay heave and maybe suspended ground floors.
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	There is a low risk of noise and vibration problems to future occupants.		

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	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	<p>The site is greenfield.</p> <p>Environmental Health has identified 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.</p> <p>The site is underlain with clay which would restrict the scope for SuDS.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p> <p>A methodology for foundation design would be required.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	<p>The site is in SPZ2. The EA has no in principles objections to development in SPZs.</p>	<p>Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.</p>	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The site is Grade 3 agricultural land but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	<p>To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used.</p> <p>This study has taken into account the location of a site to ensure that the density is appropriate to the location.</p>		
8: To reduce consumption and waste of natural resources and	8(a): To reduce energy use and promote the development and	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? 	+	<p>The development presents an opportunity to support energy efficient development and promote</p>	<p>Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and</p>	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
manage their use efficiently.	use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 		the use of renewable energy and new technologies.	adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Approximately half of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
place to respond to climate change.		<ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 				
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit] [discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? [Will it support water resource management of surface and groundwater flows?] Will it support sustainable floodplain management? 	0	<p>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.</p> <p>Groundwater flooding over the site is unlikely.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Summary				
<p>Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. When considered alongside the site allocated within the HSADPD, the site would have a good relationship with the existing settlement. Development on the site has the potential to improve the built environment through a well-designed scheme. It is close to local facilities and services but the degree of car dependency is still likely to be high. Whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.</p>				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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Site ID:	KIN4	Site Address:	Land north of Kiln House, Laylands Green, Kintbury
Use(s) proposed by site promoter	Residential	Development Potential:	Up to 15 dwellings but known issues exist which would reduce this number

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	<p>The whole site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing.</p> <p>The site is detached from the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location.</p> <p>Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.</p>	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	The LSA sets out the only a limited low density development would be acceptable so the site is highly unlikely to be able to accommodate 15 dwellings
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> [Will the policy provide an equitable distribution of housing in the most sustainable locations?] Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		<ul style="list-style-type: none"> such as gypsy and traveller sites, houseboats? Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? [Will it support model standards of design with consideration of local context?] Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	<p>Kintbury recreation ground offers 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.</p> <p>The Coronation Hall also hosts a variety of indoor community activities.</p> <p>The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.</p>	<p>Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p> <p>Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.</p>	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? [Will it promote development that 	0	<p>At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.</p>	<p>Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive</p>	<p>At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.</p>

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
		creates safer places?]			design in accordance with the Quality Design Supplementary Planning Document (SPD).	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Will it provide opportunities for, or improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally? Will it foster beauty and a sense of pride and place? 	0	The site is currently residential and pasture. There are no PROW within the site that would be affected by any development.	Whilst policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.		
	3(b): To support the development of access to IT facilities including Broadband	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	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	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	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.		Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.
	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAs or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	The site has easy access to the countryside and there are a number of PROW around the village. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The site lies just over 1.5km to Kintbury a mainline railway station. The degree of car dependency is still likely to be high.	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.	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.
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	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? 	?	Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding	Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
conserved and enhanced.		<ul style="list-style-type: none"> Will it encourage habitat creation and connectivity? Will it help tackle climate change? 		<p>population of Great Crested Newts. There are also European protected species and priority species within 500m of the site.</p> <p>There is a woodland TPO in the northern part of the site There are also mature trees within the garden.</p>	<p>An additional Great Crested Newt survey would also be required. Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, pattern, and character? 	-	<p>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. Similarly, 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.</p>		

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	5(c0): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	?	Potential harm to setting of the undesignated heritage asset Quinnels Cottage (C17th). Heritage Impact Assessment would be required. Post medieval kiln and brickworks. Will need assessment and evaluation to explore nature of the remains and the extent of their survival. Need desk-based Assessment to better understand archaeological potential and survival over the whole site.	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. NO2: Possible. PM: Possible (Construction and Operational impacts)	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	
	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	0	There is a low risk of noise and vibration problems to future occupants.		
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	Environmental Health has identified 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 SuDS.	The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement. If the site is contaminated then development could	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
					provide an opportunity to decontaminate it. A methodology for foundation design would be required.	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is in SPZ2 with a high risk of contamination to groundwater. The EA has no in principle objections to development within SPZs.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is partly residential and partly agricultural.</p> <p>The agricultural land is Grade 3 but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	-	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		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. Similarly, 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

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
						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.
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	The development presents an opportunity to promote the re-use and sustainable management of water.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Approximately two thirds of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Will it help improve resilience to climate change through adaptation and mitigation? Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 	+	The development presents an opportunity to embed the principles of climate change mitigation and adaptation into the development.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit] [discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	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.	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Summary

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. Although it is close to services and facilities it does not however have a strong relationship with the existing settlement and would be unlikely to improve the built environment. The degree of car dependency is likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern. The site is underlain with clay which would restrict the scope for SuDS. Appropriate mitigation measures would need to be put into place to reduce any potential negative impacts. As the site is close to a site with Great Crested Newts, there is also potential for a negative impact on environmental sustainability, unless appropriate avoidance and mitigation measures are implemented.

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	Cumulative/Compound: There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future			

Spatial Area:	AONB	Settlement:	Kintbury	Parish:	Kintbury
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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 but known issues exist which may reduce this number

1. SA / SEA

Headline SA Objective	Sub-objective	Criteria for determining the likely significance of effect from implementing site allocation	Effects on SA objective (aggregated)	Justification for assessment	Avoidance / Mitigation / Enhancement / Offsetting	Comments / Assumptions / Uncertainties
1: To enable provision of housing to meet identified need in sustainable locations	1(a): To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> Will it enable affordable housing to meet the need to its fullest extent? Will it enable affordable housing to be provided in sustainable locations across the district? 	+	The site could potentially accommodate up to 23 dwellings and is of a scale to provide affordable housing. The site lies adjacent to the built up area of Kintbury which is identified as a service village in the settlement hierarchy and a sustainable location. Service villages act as a focal point for their surrounding rural areas. Kintbury has a limited range of services and some limited development potential.	Policy SP19 affordable housing seeks provision on sites that can accommodate 5 or more dwellings.	
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Will the policy provide an equitable distribution of housing in the most sustainable locations? Will it provide for an appropriate mix of housing to meet the needs of all members of the community? Will it support the provision of 'non mainstream' housing such as gypsy and traveller sites, houseboats? 	0	The site is of a scale to provide an appropriate mix of housing type and tenure.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.	

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		<ul style="list-style-type: none"> Will it support suitable accommodation and infrastructure for older people? Will it encourage self and custom build housing? Will it support model standards of design with consideration of local context? Will it provide for cross border demands agreed with neighbouring authorities? 				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	<ul style="list-style-type: none"> Will it support the reduction of health inequalities? Will it facilitate and active and healthier lifestyles, indoors and outdoors? Will it improve economic, environmental and social conditions (quality of life) in deprived areas or deprived groups? Will it foster a sense of place and beauty? 	+	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. The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.	Policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping. Policy DC2 Health and Wellbeing will ensure the development promotes, supports and enhances positive mental and physical health and wellbeing and thus contributes to reducing health inequalities.	
	2(b): To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Will it support the reduction of crime or the fear of crime? Will it promote development that creates safer places? 	0	At this stage it is difficult to establish what impacts development in this area will have on crime and antisocial behaviour.	Policies SP7 (Design Principles) and DC2 (Health and Wellbeing) will ensure the development delivers a secure, high quality, safe, sustainable and inclusive design in accordance with the Quality Design Supplementary Planning Document (SPD).	At the scheme design stage crime and safety issues need to be considered eg. overlooking of public spaces and well-lit footpaths in order to design out crime.
	2(c): To enable the protection and	<ul style="list-style-type: none"> Will it provide opportunities for, or 	+	The site is currently pasture and there are no PROW within	Whilst policy SP7 will ensure that the development will strengthen a	

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	enhancement of high quality multi-functional GI across the District	<p>improve the quantity and quality of rights of way, recreation areas, open space and green infrastructure generally?</p> <ul style="list-style-type: none"> Will it foster beauty and a sense of pride and place? 		the site that would be affected by any development. There would be an opportunity to create high quality GI which would present an attractive and distinctive setting to development.	sense of place through high quality locally distinctive design and place shaping, policy SP10 – Green Infrastructure will also ensure the development maximises the potential for strengthening local GI	
3: To improve accessibility to community infrastructure	3(a) To improve access to education, health and other services	<ul style="list-style-type: none"> Will it provide better access to educational and training facilities and enable higher levels of attainment in education and skills progression? Will it provide better access to medical facilities? Will it provide better access to major retail centres? Will it improve access to nature, rights of way, recreation areas, open space and green infrastructure generally? 	+	<p>Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops.</p> <p>The site has easy access to the countryside and there are a number of PROW around the village. The Kennet and Avon Canal towpath passes through the northern part of the village.</p>		
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Will it support access to digital services and other IT technologies? 	0	Development of this small area would not sustain a new neighbourhood and therefore would not improve access to and provision of additional services and facilities.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	<ul style="list-style-type: none"> Will it help reduce the number of people killed or seriously injured on the roads? 	0	<p>An acceptable access onto The Haven should be achievable via the existing garages.</p> <p>The Council's Highways Team have not raised any safety issues.</p>	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.	Additional traffic could result in road safety concerns, but any development would have the potential to improve road safety.

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	4(b): To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Will it increase access to and opportunities for walking, cycling and use of public transport? Will it help reduce vehicular traffic? Will it help reduce congestion in AQMAS or on major roads and/or their junctions? Will it promote the use of locally produced or sourced goods and materials? 	0	<p>The site has easy access to the countryside and there are a number of PROW around the village.</p> <p>The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service.</p> <p>The site lies just over a km to Kintbury a mainline railway station.</p> <p>The degree of car dependency is still likely to be high.</p> <p>Extensive on street parking within the High Street limits potential for additional traffic flow.</p>	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.	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. 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.
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Will it encourage the conservation and enhancement of wildlife habitats and species inside and outside of designated areas? Will it encourage habitat creation and connectivity? Will it help tackle climate change? 	?	<p>Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site lie within a 500m radius surrounding the site.</p> <p>The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts.</p> <p>There are also European protected species and priority species within 500m of the site.</p> <p>There are no TPO's on or adjacent to the site.</p>	<p>Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.</p> <p>An additional Great Crested Newt survey would also be required.</p> <p>Net gains in accordance with policy SP11 Biodiversity and Geodiversity would be required</p>	
	5(b): To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Will it conserve and enhance local distinctiveness? Is development appropriate in the context of the existing settlement form, 	+	<p>The site has a strong relationship with the existing settlement. The Landscape Sensitivity Assessment (LSA) (2011) concluded that development on the whole site would be acceptable subject to</p>	<p>Policy SP8 will ensure a landscape led approach to development and policy SP7 will ensure that the development will strengthen a sense of place through high quality locally distinctive design and place shaping.</p>	<p>The development has the potential to improve the built environment through a well designed scheme.</p>

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		pattern, and character?		certain protection and enhancement measures.	The LSA indicates the following measures would be required – 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.	
	5(c): To protect or, conserve and enhance the significance of heritage assets	<ul style="list-style-type: none"> Will it enable a heritage asset to make a positive contribution towards the economy and environment? Will it improve access to, and public enjoyment of, historic buildings and other heritage assets Will it preserve or enhance the appearance of Conservation Areas? 	0	No impact	Policy SP9 will ensure development protects, or conserves and enhances the significance 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	<ul style="list-style-type: none"> Will it help reduce vehicular traffic and/or congestion? Will it help reduce or minimise emissions of greenhouse gases? Will it help improve air quality? 	?	Whilst there are opportunities for cycling and walking, the degree of car dependency is still likely to be high. Development is unlikely to result in adverse impact/worsening of air quality. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design.	Noise and air quality surveys would be required as part of a planning application. Careful design and appropriate mitigation should reduce the impact. DC7 air quality seeks to maintain and where possible improve air quality and reduce exposure to areas of poor air quality.	

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	6(b): To manage noise levels in main settlements	<ul style="list-style-type: none"> Will it help reduce noise levels in the settlement? 	?	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.	
	6(c): To maintain and improve soil quality	<ul style="list-style-type: none"> Will it help minimise or reduce the loss or damage to soil quantity or quality? Will it help prevent or reduce risk of contamination? 	?	<p>The site is greenfield.</p> <p>Environmental Health has identified there is a medium risk of contamination.</p>	<p>The sustainable excavation and storage for re-use of soil during construction can help with the re-establishment of soil functions following its movement.</p> <p>If the site is contaminated then development could provide an opportunity to decontaminate it.</p>	
	6(d): To maintain and improve water quality	<ul style="list-style-type: none"> Will it help improve the quality of water resources (including groundwater and surface water) in the district? 	0	The site is in SPZ2, with a high risk of contamination to groundwater. The EA has no in principles objections to development in SPZs.	Policy DC5 requires that all development proposals must demonstrate that there would be no deterioration in the quality of waterbodies, surface and groundwater. Appropriate measures may be required to be undertaken the developer to ensure that development does not contaminate surface or groundwater resources.	
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield.</p> <p>The site is Grade 3 agricultural land but it has not been possible to determine if it is 3a or 3b.</p>		
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	To establish the indicative development potential on a site, the West Berkshire Density Pattern Book Study was used. This study has taken into account the location of a site to ensure that the density is appropriate to the location.		

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8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	The development presents an opportunity to support energy efficient development and promote the use of renewable energy and new technologies.	Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> Will it promote the reduction, re-use and recycling of waste and materials? 	0	The site's location is unlikely to have any positive or negative impact on the overall amount of waste produced, collected and or land filled.		
	8(c): To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Will it minimise water consumption as a result of development? Will it minimise the amount of waste water generated by development? Will it promote the re-use and sustainable management of water? 	0	Thames Water do 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 do not envisage infrastructure concerns regarding wastewater networks in relation to this development.	Development will have potential negative impacts on water related issues; however appropriate implementation of Sustainable Drainage Systems (SuDS) can mitigate these issues. Policy SP5 Responding to Climate Change will ensure the principles of climate change mitigation and adaption are embedded into the development.	All development will increase the overall demand for water.
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Will it support the reduction in consumption of minerals? Will it promote re-use of secondary materials? 	?	Approximately half of the site is within a proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.	A Minerals Resource Assessment will be required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged.	
9: To reduce emissions contributing to	9(a): To reduce West Berkshire's contribution to	<ul style="list-style-type: none"> Will it help improve resilience to climate change through 	+	The development presents an opportunity to embed the principles of climate change	Policy SP5 Responding to Climate Change will ensure the principles of climate change	

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climate change and ensure adaptation measures are in place to respond to climate change.	greenhouse gas emissions	adaptation and mitigation? <ul style="list-style-type: none"> Will it support the adoption of low carbon technologies? Will it support the use of green and blue infrastructure? 		mitigation and adaptation into the development.	mitigation and adaption are embedded into the development.	
	9(b): To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> Will it [prohibit] [discourage] development in areas at risk of flood? Will it help reduce or manage flood risk? Will it support sustainable urban drainage systems? Will it support water resource management of surface and groundwater flows? Will it support sustainable floodplain management? 	0	<p>The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water flood risk.</p> <p>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.</p>	Sustainable Drainage Systems (SuDS) would be required to manage the site's drainage in line with policy SP6 (Flood Risk) and the SuDS Supplementary Planning Document.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Will it attract workers and residents to the district? Will it improve people's chances of success in applying for, and retaining jobs? Will it improve accessibility to jobs via the location of employment sites and business premises? Will it support the needs of the racehorse industry? 	0	Not considered relevant		Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

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	10(b): To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Will it help attract businesses and inward investment to the district? Will it ensure it meets the needs for a range of sustainable employment areas and sites? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		
	10(c): To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Will it promote the sustainable economic growth of urban areas and the vitality of town centres? Will it promote the sustainable economic growth of villages? Will it support sustainable rural diversification? 	0	The site is greenfield and there will be no loss of employment land through the development of the site for housing, No employment use development is proposed for the site.		

Summary				
Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site has a strong relationship with the existing settlement and is close to local facilities and services. Development on the site has the potential to improve the built environment through a well designed scheme. The degree of car dependency is still likely to be high, but whilst acknowledging the existing situation regarding parking and traffic in Kintbury, the increase in traffic from development on this site is not a significant concern.				
Effect:	Likelihood:	Scale:	Duration:	Timescale:
Predominantly neutral	High	AONB - Kintbury	Permanent	Short to long term
	Cumulative/Compound:	There will be a predominantly neutral effect on the quality of life for residents and the environment long into the future		