

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA)

**West Berkshire Local Plan Review
Proposed Submission**

Environmental Report

November 2022

SA/SEA Local Plan Review**Contents**

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1 Introduction

West Berkshire Council has prepared a Local Plan Review (LPR) for the period up to 2039 which it intends to submit for independent examination (Proposed Submission version).

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

The main aim of the SA/SEA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the LPR. This document incorporates the requirements of a SA for the LPR as required by the Planning and Compulsory Purchase Act (section 19)¹ and requirements of an SEA as set out in the Environmental Assessment of Plans and Programmes Regulations 2004².

The Development Plan for West Berkshire

The LPR reviews the following documents of the existing Local Plan:

- Core Strategy Development Plan Document (2006 – 2026) adopted July 2012³
- Housing Site Allocations Development Plan Document adopted May 2017⁴
- West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007)⁵

The review seeks to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2039 and provides an appropriate basis for house, employment land and infrastructure provision over that period. The LPR will also set out the up to date planning policy for the district.

2 The Appraisal Methodology

2.1 What is the SA/SEA and why does it need to be done?

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

The SA must incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'). Under these requirements, plans that set out the framework for future development consent of projects must be subject to an environmental assessment to determine if the plan, in this case the LPR, will have any significant effects on the environment. This context is reiterated in paragraph 32 of the National Planning Policy Framework (NPPF)⁶.

Further to the NPPF, the Planning and Compulsory Purchase Act 2004 requires an SA and SEA to be carried out for Local Plans. Both of these requirements can be carried out in one appraisal process. In order to avoid any confusion, the reference to SA throughout this document will refer to both the SA and the SEA.

¹Planning and Compulsory Purchase Act 2004 <https://www.legislation.gov.uk/ukpga/2004/5/section/19>

² The Environmental Assessment of Plans and Programmes Regulations 2004
<https://www.legislation.gov.uk/uksi/2004/1633/contents/made>

³ West Berkshire Core Strategy 2006 – 2026 <https://info.westberks.gov.uk/corestrategy>

⁴ West Berkshire Housing Site Allocations <https://info.westberks.gov.uk/hsa>

⁵ West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007)

<https://info.westberks.gov.uk/article/28783/The-West-Berkshire-District-Local-Plan-1991-2006-Saved-Policies-2007>

⁶ National Planning Policy Framework 2021: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.2 Stages of the SA/SEA

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

Table 1 Stages of the SA/SEA

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

This report accompanies the proposed submission (Regulation 19) version of the LPR and contains the following:

- An outline of the contents, the methodology and description of the SA/SEA process and the specific SA/SEA tasks undertaken
- A review of other plans and programmes and their relationship to West Berkshire (Appendix 1)
- A description of the environmental and sustainability context (known as the baseline information) (Appendix 2)
- A summary of key sustainability issues
- The SA/SEA Framework which sets out the SA/SEA objectives for assessing the LPR
- A review of the options considered and the preferred options selected

2.3 Consultation

Public involvement through consultation is a key element of the SA. During the development of the SA there are several stages of consultation, both formal and informal.

The SA Scoping report was subject to consultation with the statutory consultation bodies⁷ in February/March 2018 along with the Regulation 18 consultation on the scope of the LPR. Appendix 3 sets out the comments received and the council response to the comments.

A further Regulation 18 consultation on an emerging draft of the LPR was carried out in December 2020. This allowed members of the public and stakeholders to comment on an early draft of the plan, including policies and potential site allocations. This version of the plan was accompanied by an interim Environmental Report⁸, which was also available for comment as part of the consultation. All comments have been taken into account in the drafting of the submission version of the plan. All comments have been summarised and the council response to the comments was published in December 2022 as part of the Statement of Consultation⁹.

2.4 Difficulties encountered in compiling information or carrying out the assessment

The collection of baseline information identified issues relating to accuracy of data, format of data and whether the research is up to date. This can cause limitation with the identification of issues and monitoring of the SA Objectives. Where there are gaps in the baseline data this has been identified and therefore, pose a degree of difficulty in forecasting effects.

The appraisal of policies is not always a straightforward process, particularly with it being an iterative process, and therefore, there will be some degree of uncertainty in the predicted outcomes.

⁷ Historic England, Natural England and the Environmental Agency as set out in Regulation 4 of the Environmental Assessment of Plans and Programmes Regulations 2004

⁸ Interim SA/SEA Environmental Report to accompany the Regulation 18 emerging draft LPR (Dec 2020) <https://www.westberks.gov.uk/lpr-proposed-submission-consultation>

⁹ WBC Statement of Consultation <https://www.westberks.gov.uk/lpr-proposed-submission-consultation>

A number of policy options were difficult to assess against SA objectives and sub-objectives. This is particularly the case with topic specific policy options which may only have a significantly impact on a small number of sub-objectives.

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

3 Background to the SA Report

3.1 Stages of the SA

The SA is made up of a series of stages (Stages A to E)

Table 2 Stages of the SA/SEA

Local Plan Stage	SA/SEA Stage	
Pre-Production	A (Scoping)	Setting the context and objectives, establishing the baseline and deciding on the scope
	A1	Identify other relevant policies, plans and programmes and sustainability objectives
	A2	Collect baseline information
	A3	Identify sustainability issues and problems
	A4	Develop sustainability appraisal framework
	A5	Consult the consultation bodies on the scope of the sustainability appraisal report
Production and Publication	B	Developing and refining alternatives and assessing effects
	B1	Test the Local Plan objectives against the sustainability appraisal framework
	B2	Develop the Local Plan options including reasonable alternatives
	B3	Evaluate the likely effects of the Local Plan and alternatives
	B4	Consider ways of mitigating adverse effects and maximising beneficial effects
	B5	Propose measures to monitor the significant effects of implementing the Local Plan
	C	Prepare the Sustainability Appraisal Report
	D	Seek representations on the sustainability appraisal report from consultation bodies and the public
	D1	Public participation on the draft Local Plan and SA Report
	D2 (i)	Appraise significant changes
Submission and Examination	D2 (ii)	Appraise significant changes resulting from representations
Adoption and Monitoring	D3	Make decisions and provide information
	E	Post adoption reporting and monitoring
	E1	Prepare and publish post-adoption statement
	E2	Monitor significant effects of implementing the Local Plan
	E3	Respond to adverse effects

The first stage (Stage A) is the production of the Scoping Report. This is where the scope and overall level of detail of the SA is set out. The Scoping Report was published in February 2018 and went out to consultation with the statutory environmental bodies for 5 weeks. Consultation responses received as part of the Scoping Report consultation have been taken into account in the production of the Environmental Report.

The Scoping Report sets out the sustainability objectives and the proposed LPR objectives and these will then be used to assess the preferred options for the LPR.

The next stage (Stage B) is the stage where the options are developed and refined and the effects of the options are assessed. This stage is an iterative process where the options are tested against the SA objectives to predict and evaluate the effects of options in the Local Plan. Mitigation measures are identified where necessary and recommendations to change of the options are made and the revised options reassessed where necessary.

The findings of Stage B are pulled together to produce the SA report (Stage C).

Following the Reg 18 consultation changes have been made to the plan. These changes have been reassessed and the SA/SEA updated where appropriate.

3.2 Compliance with the SEA Regulations

The requirement to carry out an SA also incorporates the Environmental Assessment of Plans and Programmes Regulations to include a SEA. The distinction between the two is that the SEA primarily focuses on environmental effects, whereas the SA expands this remit to incorporate economic and social sustainability. In line with the requirements of the Regulations. The SA report seeks to identify only likely significant effects of the LPR.

The table below shows the locations in this report which meet the requirements of the Regulations (referred in particular to annex I which specifies the information required Article 5(1))

Table 3 Requirements of the SEA Directive

Directive Requirement	Section of the report
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	1, 4, Appendix 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	4, Appendix 2, Appendix 8 (site assessments)
c) The environmental characteristics of areas likely to be significantly affected;	4, Appendix 2, Appendix 8 (site assessments)
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	4, Appendix 2, Appendix 3
e) The environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	4, 5, Appendix 3, Appendix 8 (site assessments)
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationships between the above factors ¹⁰ ;	5, Appendix 4, Appendix 5, Appendix 6, Appendix 7, Appendix 8
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	5, Appendix 4, Appendix 5, Appendix 6,

¹⁰ These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Directive Requirement	Section of the report
	Appendix 7, Appendix 8
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	5, Appendix 4, Appendix 8
i) A description of the measures envisaged concerning monitoring in accordance with Article 10;	7, Appendix 8
j) A non-technical summary of the information provided under the above headings	Non-Technical Summary

4 Sustainability Context, Baseline and Objectives

4.1 Link to other policies, plans and programmes

The Council must take account of relationships between the LPR and other relevant policies, plans and programmes and sustainability objectives. This is in addition to the need to take into account environmental protection objectives established at international, European and national levels. All of these may influence the options to be considered in the preparation of the LPR. By reviewing these, relationship inconsistencies and constraints can be addressed and potential synergies can be exploited.

A list of relevant policy guidance, plans and strategies has been compiled. The key emerging objectives, targets and issues which have been considered for the SA objectives are summarised in Appendix 1.

Screening exercise has been undertaken as part of the Habitats Regulations Assessment, the details of which are set out in the Habitats Regulations Assessment and Appropriate Assessment.

4.2 Key Sustainability Issues and opportunities

The key environmental, social and economic issues for West Berkshire have been identified through a review of the baseline data collected (Appendix 2). The table below sets out the key sustainability issues and likely evolution without the LPR.

Table 4 Key Sustainability Issues and Opportunities

Key Sustainability Issues	Likely evolution without the LPR
Environmental	
Climate change: Responding to climate change impacts including vulnerability to flooding and rising consumption of finite resources, especially water, and carbon emitting energy.	<p>Climate change will be a key issue for the LPR to address persistently. A changing climate is expected to exaggerate weather events; heavier rain, stronger winds and more summer heat-waves. It will have an impact on the landscape and our lifestyles; the economy and infrastructure; rare wildlife habitats and species may be threatened by loss or change in habitat; farming could suffer from more pests, soil erosion and a decrease in agricultural productivity; more intense rain, rising sea levels and wetter soils will increase flood risk; and water supplies will be affected along with our demands made on them.</p> <p>There is a need to reduce impacts on climate change through reduced emission of greenhouse gases, consumption of natural resources, vehicular movements. In addition, more sustainable designs are required to mitigate and adapt to the physical, financial and economic impacts of a potential rise in flooding and overall temperatures.</p>

Key Sustainability Issues	Likely evolution without the LPR
Air quality: Impacts from development and infrastructure on the environment and health and wellbeing.	Only two areas are acknowledged as having poor air quality, both associated with sections of road in Newbury and Thatcham. Sites that offer sustainable transport opportunities and choices such as rail, bus and greenways would be preferable to help reduce air quality impacts caused by road congestion. The Local Transport Plan 3 (2011-2026) has a specific policy on Air Quality and sets out a long term 'mixed' strategy to provide the District with more sustainable travel choices linked to the Air Quality Action Plan. A key challenge has been identified to explore any link between the District Health profiles and air quality.
Water supply: Rising consumption of finite resources, especially water.	The supply of water and the necessary infrastructure to meet demand is a key issue for West Berkshire. The Environment Agency suggests that within less than thirty years there will be a major water shortage in the South East unless there is a reduction in the amount of water used or new resources are found and that West Berkshire is within an area with "serious levels of water stress". There is also a need to protect and enhance surface and groundwater supplies (identified through the groundwater sensitivity and source protections zones) throughout West Berkshire.
Water quality: Pressure on infrastructure and risk of contamination.	Meeting water quality standards is a challenge for the region and West Berkshire. Together with tightening water quality standards, a growing population and development pressures are placing extra demands on the sewerage treatment infrastructure and the waters receiving effluent. As well as increased sewage pressures, development can pose other risks to water quality, this can could include inappropriate mobilising legacy contamination, waste management or site drainage.
Flood risk: Vulnerability to flooding.	The risk of flooding to a large number of homes and businesses (as in 2007 and 2014) and its frequency within West Berkshire is widespread, arising not only from rivers but also from surface water runoff , groundwater flooding and infrastructure failure. Locating developments outside areas of flood risk is essential to avoid a legacy of economic, social and environmental costs as is maintaining existing flood risk management infrastructure and ensuring all development incorporates sustainable drainage systems to minimise surface water flood risk.
Landscape: Cumulative impacts of consumption and development on the natural environment.	Current driving forces relating to landscape change are agriculture/forestry, recreation and development. Primary development pressures are from changing population and business economies and the need to accommodate housing and modern business premises. Other pressures relate to mineral extraction (although there is some opportunity for sympathetic restoration of wetland landscapes), wind and solar power, and telecommunications and transport infrastructure.
Historic Character and Features: Deterioration of quality and accessibility.	<p>The conservation of historic, sites and commons, monuments, battlefields, parks, buildings and Conservation Areas has contributed to the historic, cultural, economic heritage of West Berkshire and helped to sustain the distinctive communities in the District. Without sensitive restoration, conservation and enhancement above and below ground, the quality, connectivity and accessibility of these historic assets can easily deteriorate, particularly with respect to those heritage assets at risk. However, conservation and mitigation needs are not necessarily incompatible with building development for local needs, if care is taken over form and design.</p> <p>A further issue is new development in the vicinity of the nuclear installations within the district. The influence of such developments on safety matters</p>

Key Sustainability Issues	Likely evolution without the LPR
	will require detailed assessment by the Nuclear Directorate of the Health and Safety Executive.
Culture: Maintaining local distinctiveness and richness.	Cultural distinctiveness and richness is closely associated with the natural and man-made heritage of West Berkshire, integral to the sense of identity for residents but also represents an area where opportunities exist for developing a more attractive visitor experience. Data and information is limited for the District and gaps exist for instance, on the contribution and potential of equestrian sporting prowess for which the area is well known.
Biodiversity: Cumulative impacts of consumption and development on the natural environment	Population growth requiring more housing and infrastructure and consumption of natural resources, along with changes in agricultural land use (perhaps more acute in the medium term in response to leaving the European Union) and climate change, will continue to place pressure on the wildlife and ecosystems in West Berkshire. Without positive protection, conservation and enhancement, existing species and habitats will decline in quality and extent, and the value of nature for people's appreciation and enjoyment, will be diminished.
Green Infrastructure: Provision of an integrated network for the benefit of the environment and people's health and wellbeing.	The delivery of new green infrastructure will depend on meeting the need created as a consequence of new development so that it contributes to effective spatial planning and place shaping by taking account of its relationship to existing and proposed green spaces within the district and their connections to it. Focusing and prioritising GI investment on economic growth points where the majority of people can gain access in the future, will maximise the multiple benefits it can provide,
Social	
Ageing Population and healthcare: An increasingly ageing population placing an increased demand on social care and healthcare services.	Future demographics indicate that the population of the area as a whole is projected to rise to over 166,000 by 2036. Significantly, the population of over 65s is forecast to grow by over 59% in the period 2016-2036 and the over 85s by 148% over the same period. This is above the national average and will call for a much increased demand for suitable housing, health care services and facilities for the elderly. The increased prevalence of those with long term illnesses and disability (closely linked to an ageing population) living longer along with a desire for independence, will have the similar effect. Equally, the need to take more personal control of health and wellbeing should increase demand for green infrastructure and health facilities. A key challenge has been identified to explore any link between the District Health profiles and air quality.
Sustainable rural communities/rural isolation/access to services: Access to community services, care and facilities in rural areas	The most deprived areas in terms of access to services and social care are spread over the more rural areas of the District. For isolated rural communities the need to support home independence will continue, along with increased availability of transport links, access to social care and the use of ICT technologies.
Education/skills: Addressing gaps in skills and adult education needed to find and remain in work	Demand for childcare places will increase from 2017 and parental choice over settings makes provision complex to predict. Higher primary numbers post-recession are about to hit secondary in 2019, with growth mainly around Newbury and Thatcham. New housing growth here is likely to need additional educational infrastructure. Correspondingly, as pupil growth moves out of the primary schools, numbers will decrease affecting rural areas most and raises an additional risk of viability.

Key Sustainability Issues	Likely evolution without the LPR
	Levels of educational attainment in West Berkshire are generally higher than national for both school and higher qualifications. However, a significant number of the working population, 17%, have no qualifications, compared to 15% nationally, which can act as a break on the local economy and create pockets of deprivation and exclusion. Inequality in adult educational achievement should combine with opportunities to acquire skills suited to business need. A deficit of literacy and numeracy skills and the gap to more disadvantaged pupils at secondary phase needs to be addressed for reasons of well being, crime and health as well as future employment prospects.
Housing: The allocation and phasing of the housing delivery up to 2037 that meets the predicted demand. An identified shortage of affordable and/or suitable homes for local people at different stages of life	The higher than average annual income, and house prices now amongst the highest in the UK, have particularly affected key occupational workers and potential first time buyers who are unable to get onto the property ladder. The lack of smaller sized as well as affordable dwellings for predicted lower density households is an issue for the future, particularly in relation to rural areas and in retaining younger local people employed in the District. The increasing number and proportion of older persons and those with long term needs places more demand for housing and accommodation that is available and/or adaptable for different stages of life.
Crime and Safety:	Although the level of crime is of importance to the residents of the area, it is antisocial behaviour that is of more concern (even if only perceived) as this has a direct effect on the quality of life and general appearance of the area. The LPR can have a key role in promoting well managed environments and secure buildings which will influence the levels of crime, anti-social behaviour and fear of both in an ageing District.
Economic / Material Assets	
Resource efficiency: Rising consumption of finite resources, especially carbon emitting energy.	Lifestyle and consumption trends in the UK and more widely have generally resulted in increased demands on energy and material resources. While many of the driving factors are outside the influence of the Council, others can be influenced in the direction of sustainability. Waste minimisation and recycling, high standards of water and land use efficiency plus energy efficiency including renewables, will require particular consideration, being areas where planning can have a direct role.
Employment and affordability: Difficulty in recruitment and retention.	The availability of skills suited to the local employment need and the high cost of housing means that some sectors such as agriculture, residential care and elementary occupations may be faced with staff recruitment and retention problems and pockets of relative income deprivation in and around Newbury, Thatcham and the fringe of Reading.
Employment Land: Allocation of the right mix of employment land to meet the needs of business.	The supply of modern good quality industrial accommodation of the right mix is limited with much of the existing stock needing refurbishment. In rural areas the demand for rural employment space is limited and will need stimulating to encourage rural and home based businesses.
Growth: Support from sustainable development.	With high employment rates it is likely that the greatest uplift in economic output will be driven through productivity improvements rather than by an increase in the number of people employed. Maintaining the vitality of town

Key Sustainability Issues	Likely evolution without the LPR
	and other centres in face of competing retail offers is needed to protect the role they play in providing jobs and contributing to a strong local economy.
Sustainable transport: A heavy reliance on private car use and corresponding low levels of public transport use) leading to congestion and excessive demand on the road network.	The high dependency on private transport combined with forecasted increase in traffic flows and the need to cut emissions and improve air quality are drivers for addressing the key issue is slowing down the rate of increase in traffic and encouraging more sustainable modes of transport and alternatives to travelling. Provision needs to be integrated with other sustainability issues and solutions such as access to services in more remote areas and promoting healthy active living. The capacity of the road network, particularly around Newbury and Thatcham, the A34 and A339 is also a key issue.

4.3 Developing the SA Framework

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

A set out sustainability objectives and their indicators, which may be in the form of targets are a way in which the achievement of the objectives can be measures, make up the SA framework. These objectives and sub-objectives can also be used to monitor the implementation of the LPR. The table includes the SEA topics as listed in the regulations to show how they have been covered by the SA Objectives.

In the original scoping report for the SA/SEA SA Objective 9 related to climate change. Given the increasingly high profile of climate change this is considered to be a critical SA objective and as such it is now the first SA objective to be considered in the SA process.

Table 5 Proposed framework for the SA/SEA of the LPR

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.	9a) To reduce West Berkshire's contribution to greenhouse gas emissions	<ul style="list-style-type: none"> Level of car use to work Number of Low Emission Vehicles registered in (WBC) Number of public charging points available in West Berkshire Percentage of development achieving BREEAM Excellent Standards 	Climatic factors
	9b) To sustainably manage flood risk to people, property and the environment	<ul style="list-style-type: none"> No of planning permissions granted contrary to the advice of the Environment Agency on flood risk grounds Percentage of major developments granted planning permission with approved sustainable drainage systems Number of flood alleviation schemes developed to protect housing and infrastructure Number of developments granted permission within Flood Zone 3. 	

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
		<ul style="list-style-type: none"> Number of 'more vulnerable' uses granted planning permission within Flood Zone 2. 	
1: To enable provision of housing to meet identified need in sustainable locations	To maximise the provision of affordable housing to meet identified need	<ul style="list-style-type: none"> No of housing completions by spatial area/total Affordable housing completions by spatial area/total No of specialist housing completions for older people including Use Class C2. Housing mix by type and size by spatial area/total 	Population Human Health
	To enable provision of housing to meet all sectors of the community, including those with specialist requirements	<ul style="list-style-type: none"> Households on housing register (WBC Housing Operations) Number of net additional pitches/plots (Gypsies, Travellers and Travelling Show people) Number of self and custom-build housing completions Number of housing units for older people 	
2: To improve health, safety and wellbeing and reduce inequalities	To support healthy, active lifestyles	<ul style="list-style-type: none"> General health summary significantly better than England average (PHE) Years of potential life lost (ONS) Number of people per annum visiting Council owned sports/recreational facilities Results from Active People Surveys (SE) % of adult population who participate in Sport or Physical activity at least twice in the previous 28 days. 	Human Health Population
	To reduce levels and fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Fear of crime surveys (WBC) Number of violent crime, robberies, vehicle crimes and domestic burglaries per 1000 population 	
	To enable the protection and enhancement of high quality multi-functional GI across the District	<ul style="list-style-type: none"> Availability, use and access to eligible open spaces Meet Accessible Natural Green space Standard (ANGSt) Percentage of the Rights of Way network in a "favourable" condition 	
3: To improve accessibility to community infrastructure.	To improve access to education, health and other services and facilities	<ul style="list-style-type: none"> Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre Percentage of school places within 2 miles (primary) or 3 miles (secondary) 	Population Human health

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
		<p>in accordance with the council's School Travel Plan.</p> <ul style="list-style-type: none"> Percentage of schools rated 'Good' or above by Ofsted Proportion of 19 years olds with Level 2 qualifications (5 or more GCSEs Grade A* to C) Percentage of schools under/over capacity Percentage of the Community Infrastructure Levy expended on elements of community infrastructure 	
	To support the development of access to IT facilities including Broadband particularly in rural locations	<ul style="list-style-type: none"> Coverage by Superfast Broadband % access to WBC digital services and information by smartphone or tablet device (WBC ICT Strategy 2017 – 2020) 	
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	To reduce accidents and improve safety	<ul style="list-style-type: none"> Number of deaths and serious injuries on the roads (for all ages and children) 	Human health Air Population
	To increase opportunities for walking, cycling and use of public transport	<ul style="list-style-type: none"> Number of children walking or cycling to school Proportion of cars to household ownership Bus passenger numbers (LA subsidised) Percentage of new development within 400 metres of a bus service / Growth / reduction in travel by rail Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre Length of cycleway Number of monitored cyclists Length of Public Rights of Way 	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	To conserve and enhance the biodiversity and geodiversity of West Berkshire	<ul style="list-style-type: none"> Percentage of SSSI and SAC land in a favourable or recovering condition (NE) Loss or damage in ha of SSSIs and SACs (NE), ancient woodlands (FC) and number of veteran trees Change in areas of biodiversity and geological importance, in priority habitat and number of priority species. (TVERC) Area of statutory LNRs per number of population 	Biodiversity Flora Fauna

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
	To conserve and enhance the character of the landscape	<ul style="list-style-type: none"> Percentage of building on greenfield land Percentage of land under agri-environment schemes (NE) 	Landscape Cultural heritage including architectural and archaeological
	To protect or, conserve and enhance the built and historic environment including sustaining the significant interest of heritage assets	<ul style="list-style-type: none"> Number and percentage of listed buildings, registered parks and gardens, scheduled monuments, and registered battlefields, indicated as “at risk” on the Heritage at Risk Register (HE) No. of heritage assets included on the Local List % of Conservation Areas in West Berkshire with an up-to-date character appraisal (and management plan)Number of major development projects that enhance the significance of heritage assets or historic landscape character Number of major development projects that detract from the significance of heritage assets or historic landscape Number and % of planning applications where archaeological mitigation strategies (preservation by design and/ or archaeological recording) were developed and implemented 	Cultural heritage including architectural and archaeological Landscape
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	To reduce air pollution	<ul style="list-style-type: none"> Level and trend of air pollutants NO₂ Level of traffic flows Exceedances in Air Quality Management Areas Local Air Quality Management measures 	Air Soil Human Health Water Biodiversity
	To manage noise levels	<ul style="list-style-type: none"> The number of noise complaints per annum received by West Berkshire 	
	To maintain and improve soil quality	<ul style="list-style-type: none"> Loss of “Best and Most Versatile Agricultural Land” to development Loss of greenfield land to development Level of potentially contaminated sites remediated and suitable for use 	
	To maintain and improve water quality	<ul style="list-style-type: none"> Proportion of surface waters and groundwater water bodies at ‘Good’ Water Framework Directive (WFD) status (EA) Measures of chemical and biological water quality of inland watercourses “good” and “fair”(EA) 	

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
		<ul style="list-style-type: none"> • Deterioration in WFD status from 2015 baseline • Incidents of major and significant water pollution • No of remediated contaminated sites no longer impacting on water quality • No of planning approvals granted contrary to the advice of the Environment Agency on water quality grounds • The number of planning approvals granted contrary to the statutory water/sewerage undertakers advice (Thames Water Property Services) • Mitigation measures being implemented to ensure Nutrient neutrality. 	
7: To promote and improve the efficiency of land use.	To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> • Percentage of new or converted dwellings and non-residential developments on previously developed land • Area of registered brownfield sites suitable and available for residential development 	Material Assets Soil
	To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> • Density of major developments completed 	
8: To reduce consumption and waste of natural resources and manage their use efficiently.	To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> • kWh reduction in energy use • % commercial buildings meeting BREEAM excellent standard • Increase in energy storage from renewable technologies • % of total energy consumption for the District coming from renewable/low carbon energy generation • Promote the use of new or preferred energy technologies ('Smart' towns) • Promote the use of renewable energy generation and energy storage 	Climatic factors Material Assets Water
	To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<ul style="list-style-type: none"> • % change in waste generated (From EA and DEFRA) • % of household waste and biodegradable waste to landfill • % total tonnage of waste that has been recycled, composted, reused and recovered, or used to recover heat power and other sources of energy 	

SA Objective	SA Sub-Objective	Possible Indicators	SEA Topics
	To reduce water consumption and promote reuse	<ul style="list-style-type: none"> Percentage of development incorporating water conservation and/or water efficiency measures New Developments with SUDs installed (EA) 	
	To reduce the consumption of minerals and promote reuse of secondary materials	<ul style="list-style-type: none"> Annual primary aggregate production and annual reuse of secondary materials as in local aggregates assessment/per 1000 head of population 	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	To encourage a range of employment opportunities that meet the needs of the District	<ul style="list-style-type: none"> Percentage unemployment rate amongst economically active population Percentage of working age population claiming Job Seekers Allowance Percentage working age population in employment or unemployed Amount and type of non-residential completions Amount of Protected Employment Area land developed 	Population Human health
	To support key sectors and utilise employment land effectively and efficiently	<ul style="list-style-type: none"> Percentage of land developed for employment by type which is on previously developed land Amount of employment land lost to residential development Gross employment floor space developed 	
	To support the viability and vitality of town and village centres	<ul style="list-style-type: none"> Total amount of floor space for town centre uses Completed retail development Percentage increase or decrease in the total number of VAT registered businesses in the area Vacancy rates of units Loss of town centre uses 	

The SA Objectives have been tested against each other to ensure compatibility and highlight any areas where potential conflict or tensions may arise. No incompatibilities have been identified, with several of the SA objectives being compatible or strongly compatible with each other. A summary is shown below.

Table 6 SA Objective Compatibility

SA Objectives	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
SA1		+	+	+	0	0	+	+	+	+
SA2	+		+	+	0	0	0	0	+	+
SA3	+	+		+	0	0	0	0	0	+
SA4	+	+	+		0	+	+	0	+	+
SA5	0	0	0	0		0	0	0	0	+
SA6	0	+	0	+	0		0	+	+	0

SA7	+	0	0	0	0	+		+	+	+
SA8	0	0	0	+	0	+	+		+	+
SA9	+	+	0	+	+	+	+	+		+
SA10	+	+	+	+	0	0	+	+	+	

+ Compatible - Incompatible 0 Neutral ? Uncertain

In general terms the SA objectives are very compatible with each other with none of them being classed as ‘incompatible’. The majority of interactions between objectives are classed as compatible and neutral.

The table below confirms all of the SEA objectives have been considered in the SA/SEA framework.

Table 7 Integrating the SEA Objectives

SEA Directive Issue	SA Objective
Biodiversity	5, 6
Population	1, 2, 3, 4, 10
Human Health	1, 2, 3, 4, 6, 10
Fauna	5
Flora	5
Soil	6, 7
Water	6, 8
Air	4, 6
Climatic Factors	8, 9
Material Assets	5, 7, 8
Cultural Heritage (Inc. architectural and archaeological)	5
Landscape	5

LPR Vision and Objectives

Table 8 The LPR Vision and Objectives

Vision
<p>West Berkshire will provide the space and environment for sustainable development, including supporting infrastructure, that retain and attract creative and sustainable business growth with training and employment opportunities. A variety of different sectors together with a combination of larger businesses and Small and Medium-sized Enterprises will ensure a resilient and sustainable economy. The local economy will help to create benefits for the environment, culture and social well-being.</p> <p>Making available housing of different types, sizes, tenures and affordability will be a priority in order to provide West Berkshire residents with homes and environs at sustainable locations in towns and villages that meet their needs, whatever their income, stage of life and ability.</p> <p>Development and infrastructure will be sustainable, contributing to our aim to deliver carbon neutral by 2030(4), and of a high quality design that is in keeping with the character and local distinctiveness of the area. Development will be better connected to local services, facilities and open space within the District, and where relevant, in adjoining local authority areas, all of which will foster community cohesion, health and wellbeing. Development will minimise waste and pollution to our air and water, its rivers and aquifers. It will be energy efficient to reducing our carbon footprint, the risk of flooding and higher temperatures by taking advantage of new technologies as they emerge and by integrating green space and green infrastructure</p> <p>West Berkshire’s landscape in the North Wessex Downs will remain of outstanding value and its biodiversity more abundant in settlements and the surrounding countryside. Heritage assets will be</p>

conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built and natural environment.	
Objectives	
1	Climate change To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.
2	Housing To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.
3	Sustainable and Quality Development To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.
4	Economy To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities
5	Town Centres To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities.
6	Culture Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities
7	Heritage To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.
8	AONB Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.
9	Green Infrastructure and Healthy Living To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.
10	Transport To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.
11	Infrastructure To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

SA and LPR Objective Compatibility

A review of the compatibility between the SA objectives and the LPR objectives has been carried out (see Appendix 3) and a draft summary can be seen below. The review indicates that generally both sets of objectives are compatible. Potential tensions lie in the following areas:

1. Impacts on the historic and natural environment are heavily dependent on the siting, scale, and type and design of development being proposed and their proximity to sensitive sites.
2. All future development proposals need to respond to climate change, in particular to potential risks of flooding, the need to minimise resource consumption, by being well located,

in ensuring new design is of high quality and efficiency and reduces where possible, vehicular trips.

The table below shows a summary of the compatibility between the SA Objectives and the West Berkshire LPR objectives.

Table 9 SA and LPR Objective Compatibility

		SA Objectives									
		SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10
LPR Objectives	1	+	++	0	++	++	++	+	++	++	0
	2	++	++	+	+	0	0	+	0	0	++
	3	++	++	+	+	+	+	++	++	++	++
	4	++	++	+	+	0	0	+	0	0	++
	5	+	+	++	+	+	0	++	0	0	++
	6	0	++	+	+	++	0	0	0	0	+
	7	0	++	++	0	++	++	+	++	++	++
	8	+	+	0	0	++	+	+	+	++	+
	9	+	++	++	++	+	++	++	+	++	+
	10	++	++	+	++	0	0	+	0	+	++
	11	++	++	++	+	0	0	+	0	0	++

++ Strongly support sustainable objectives	+ Support sustainable objectives	0 Neutral	- Works against sustainable objectives	-- Works strongly against sustainable objectives
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The SA objectives are shown to be generally very compatible with the LPR objectives with none of them being classes as ‘incompatible’. The majority of interactions between objectives are classes as ‘compatible’ and ‘neutral’.

5 Developing and Refining Options and Assessing Effects

Stage B of the SA is the development and refinement of options and policies and an assessment of the effects. This stage incorporates the development of the options and policies, the prediction and evaluation of the effects of the options and subsequent policies that make up the Proposed Submission LPR, along with the consideration of any mitigation measures and ways to maximise beneficial effects along the way.

Reasonable Alternatives and Assessment of Options

Assessment of reasonable alternatives identifies the likely significant effects of the available options, helping to develop and refine the proposals within the LPR. The options, preferred policy approaches and policies have been assessed in terms of probability, duration, frequency, and reversibility. The following issues have been considered:

- Effect – What is the overall sustainability impact on the SA Objectives?
- Likelihood – How likely is it that effect will actually occur?
- Scale – what is the potential scale of the effect, considering the geographical area and size of the population likely to be affected?
- Duration – Are the potential effects likely to be permanent or temporary?
- Timing – Are the potential effects short, medium or long term?

Policy approach and policy development

The purpose of the LPR is to assess the future level of need for new homes (of all types), employment land and other land uses up to 2039 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period. The scope of the review involves:

1. A review of the existing Core Strategy strategic objectives
2. A review of the existing spatial strategy for the District
3. A review of the existing Core Strategy and Housing site Allocation DPD policies to ensure their continued consistency with national policy
4. The introduction of additional development control policies in response to the review of the saved development control policies not replaced by the Core Strategy or the Housing Site Allocations DPD
5. The introduction of new policies in response to recent changes in national planning policy and guidance.

It is not the purpose of the LPR to change or remove policies that remain in accordance with national policy and support the delivery of sustainable development. However, it is an opportunity to add to or strengthen policy and provide additional clarity.

A review of the policies of the current Local Plan took place as part of the LPR Scoping in February 2018, this was updated in November 2018 following the publication of the July 2018 NPPF. This review took the proposed Objectives for the LPR and split the current policies up under which objective they would help to meet. Within each topic area, the review considered whether the policies were still in line with national policy, and whether there would be any benefits in strengthening the wording/details of the policies as part of the review. It is this consideration that forms the basis of the reasonable alternatives considered by the SA/SEA.

Changes to the SA/SEA since Reg 18

The SA/SEA has been reviewed and updated significantly since the Reg 18 consultation in December 2020. Much of the content remains the same, but the format of the assessments and in some cases the assessment of the policies, sites and allocations themselves have been reviewed and changed to ensure that they meet the requirements of the legislation.

Many of the policies have changed or been updated since the Reg18 consultation and therefore, it was felt that a refreshed and updated assessment was the most appropriate way forward.

The SA/SEA that accompanied the Reg 18 consultation in December 2020 can be viewed on the Council's website (<https://www.westberks.gov.uk/lpr-proposed-submission-consultation>).

5.1 Development Strategy

The Council wish to develop a development strategy that is place based. This approach will set out the spatial context for development across the district. It considers the Spatial Areas, the overall spatial strategy for development and the settlement hierarchy. The full SA/SEA assessments are set out in the appendices.

5.1.1 Spatial Strategy

The Area Delivery Plan Policies of the Core Strategy set out the spatial strategy and distribution for development across the district. Four Spatial Areas were defined (Newbury and Thatcham, East Kennet Valley, Eastern Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB)).

The scoping of the LPR determined that a specific review of the spatial strategy and distribution was required to ensure that the spatial strategy for the district allowed for sustainable development to take place. The division of the district into separate areas with their own characteristics has been seen as useful, however, there are significant constraints within the current Eastern and East Kennet Valley Areas (including AWE DEPZ and the AONB) and as a result the option of combining these two areas into a single Eastern Area has been considered. The following two options have been assessed:

1. Retain existing spatial strategy of the Core Strategy (4 spatial areas – Newbury & Thatcham, Eastern Area, East Kennet Valley, AONB)
2. Revised spatial strategy with 3 spatial areas (Newbury & Thatcham, Eastern Area, AONB)

Table 10 Options considered for the Spatial Areas

Options	SA Summary (see appendix 4 for the full SA/SEA)	Approach taken forward
1) Retain existing spatial Strategy of the Core Strategy (4 spatial areas – Newbury & Thatcham, Eastern Area, East Kennet Valley, AONB)	Overall this option will have a neutral impact on sustainability. There are positive sustainability impacts identified in relation to economic and environmental sustainability. The impacts on social sustainability are likely to be neutral given the limitations for development options in the Eastern Area and East Kennet Valley.	This approach is not to be taken forward The limited scope for development within the Eastern Area under this option means that the option will not be taken forward
2) Revised spatial strategy with 3 spatial areas (Newbury & Thatcham), Eastern Area, AONB)	Overall this option is likely to have a positive impact on sustainability. There are significantly positive impacts identified in relation to economic sustainability, with positive impacts on social sustainability. While environmental sustainability is likely to be neutral with mitigation measures there could also be some positive environmental sustainability impacts.	This approach is to be taken forward The option provides greater flexibility in terms of the locations of development, especially within the Eastern Area of the district.

The spatial strategy also sets out how to distribute development across the district to meet the Council's development needs. The Core Strategy had a focus on Newbury and Thatcham, with two strategic sites allocated in Newbury and smaller sites allocated across the rest of the district. This mix of strategic and smaller sites across the district worked well for the Core Strategy by providing flexibility and natural phasing of developments across the plan period. As a result a similar mix of sites is considered to be appropriate for the LPR with no other alternatives considered.

As part of the LPR the distribution of development across the district has been reviewed and the following options considered:

1. **Additional housing requirement based on Core Strategy distribution** (60% dwellings in Newbury/Thatcham, 21% in Eastern Area and East Kennet Valley, 19% in AONB)
2. **Increased focus on Eastern Area**

A site at Grazeley was put forward as a long term development proposal by a group of landowners/developers as a potential new settlement, for in the region of 10,000 dwellings plus supporting infrastructure). The sites included in the proposal are located in West Berkshire, Wokingham and Reading, therefore, development in this area would be supporting growth across the three Local Authorities. A number of smaller sites would be considered across the rest of the district.
3. **Reduced focus on AONB**

There are still allocations in the AONB to deliver, which will largely meet housing need in this rural area. Two of the Rural Service Centres have designated NDPs (Hungerford & Lambourn), the third (Pangbourne) has limited development opportunities. This scenario would see limited additional growth in these settlements and in the smaller service villages (one of which is preparing an NDP (Hermitage) and one who adopted an NDP in early 2022 (Compton).
4. **Continued focus on Newbury**

This option would focus a strategic site in the Newbury areas, with number of smaller sites considered across the rest of the district.
5. **Focus on Thatcham**

This option would focus a strategic site in the Thatcham area, with a number of smaller sites considered across the rest of the district. The Core Strategy limited growth in Thatcham (despite it being in the top tier of the settlement hierarchy) due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population. In reviewing the vision for Thatcham for the LPR the Council commissioned a Thatcham Strategic Growth Study¹¹. The study identified that strategic development would be required in Thatcham to support service provision and regeneration.

¹¹ Thatcham Strategic Growth Study <https://www.westberks.gov.uk/local-plan-evidence>

Table 11 Spatial Strategy Summary of SA/SEA Options

Option	Summary of SA/SEA (see appendix 4 for the full SA/SEA)	Discussion and outcome
1: Additional housing requirement based on Core Strategy distribution	There are a number of positive sustainability impacts likely with this option, although there are also a number of unknown or neutral impacts as the existing spatial strategy as the strategy does not consider whether the current strategy has exhausted some or all of the development options within the settlement hierarchy.	This option is not to be taken forward There are a number of constraints within the existing settlements which mean that compared to the other options considered this option may not be able to deliver the required number of dwellings to meet local needs in the most appropriate way.
2: Increased focus on the Eastern Area	This option is not considered to be a reasonable alternative due to the constraints relating to the DEPZ for AWE Burghfield and the long term nature of the Grazeley settlement proposal to meet the growth needs of Reading.	
3: Reduced focus on AONB	This option suggests an overall neutral effect on the sustainability, however there are a number of significantly positive potential impacts in relation to protection of the AONB and natural environment. The option will require development elsewhere in the districts which could mean that sites 'less suitable' for development are required to deliver the local housing need.	This option is to be taken forward There are a number of outstanding allocations in the AONB which are expected to deliver during this plan period which will largely meet the housing need in this rural area. A number of settlements within the AONB are in the process of preparing NDPs, with one NDP having been adopted (Compton) in early 2022.
4: Continued focus on Newbury	This option gives a number of potentially positive sustainability effects in relation to focusing development on the biggest town with the largest number of facilities, with a significantly positive effect predicted due to the strategies' focus on the use of brownfield and. However, there are is an unknown impact as to whether the strategy would be able deliver adequate housing to meet the local identified need due to the lack of suitable sites within the area.	This option is not to be taken forward Core Strategy had a high focus on Newbury with the allocation for 2 strategic sites on the edge of the town. Further largescale development opportunities are more limited, although there are opportunities for redevelopment within the settlement boundary and on brownfield sites. A reliance on focusing development in Newbury may not deliver the number of dwellings required to meet the local need.
E: Focus on Thatcham	This option given an overall positive effect on sustainability, with several potentially significantly positive impacts as a result of a large strategic site being developed. A large strategic site can deliver a number of positive benefits due	This option is to be taken forward The Core Strategy provided limited growth for Thatcham, but there are substantial opportunities

Option	Summary of SA/SEA (see appendix 4 for the full SA/SEA)	Discussion and outcome
	to the nature and scale of the development economically, socially and environmentally as it focuses development in one area, which can then have adequate mitigation measures and support networks developed within the design scope of the development to bring about improvements.	for strategic development in Thatcham which would lead to improved services and facilities in the town.

Following the decision that the spatial strategy should focus on Thatcham, strategic site options were considered, based on the sites submitted through the February 2020 HELAA.

Initially five groups of sites were identified as potential options for a strategic site:

1. North East Thatcham (THA20, including THA8, THA6, THA10, THA14) up to 2,500 dwellings
2. Colthorp (including THA1, THAT3, THAT4, THA4) approximately 800 dwellings
3. Newbury/Thatcham Gap (including THA13, THA11, THAT18, THA19, NEW9) approximately 100 dwellings
4. Henwick (including CA12, CA17, CA15, CA13) approximately 250 dwellings
5. North East Thatcham and Henwick (THA20, CA12, CA17, CA15, CA13)

Of these five sites, only one was considered to be a reasonable alternative for allocation **North East Thatcham** (Option 1). The other options were ruled out for a number of issues. Much of the site at **Colthorp** (option 2) is with flood zones 2 and 3, with poor transport links without significant investment. In addition the site includes the permanently permitted Colthorp Mineral Processing plant which is safeguarded in the Minerals and Waste Local Plan. The site at **Henwick** (option 4) is considered to be too small, on its own, to be of a strategic nature as it would not be able to provide the level of infrastructure required to support the development. Option 5 looked at whether the **Henwick** site could be combined with the sites at **North East Thatcham**, but it was decided that the site would be too remote from the North East Thatcham sites to deliver a cohesive development. The final option, Newbury/Thatcham Gap (option3) was discounted as the site is too small to be of a strategic nature, but it would also result in coalescence of Newbury and Thatcham with a significantly landscape impact.

As a result of the considerations around the spatial strategy and distribution of housing policy **SP1 The Spatial Strategy** has been written. A summary of the SA/SEA of the policy is set out below:

Table 12 Summary of SA/SEA for SP1 The Spatial Strategy

SP1 The Spatial Strategy (See Appendix 5 for the full SA/SEA)	Summary of effects
The Policy is likely to have an overall positive impact on sustainability. The policy directs development to the most sustainable locations, therefore, giving positive impacts on all elements of sustainability. The policy is likely to have a	Overall Effect: Positive Likelihood: High

SP1 The Spatial Strategy (See Appendix 5 for the full SA/SEA)	Summary of effects
number of positive knock-on effects on social and environmental sustainability as a result of focusing development on the most sustainable locations in the district.	Scale: District Wide Duration: Permanent Timing: Long Term

5.1.2 Settlement Hierarchy

The Reg. 18 scoping report for the LPR considered the settlement boundaries and determined that given the significant period of time that has elapsed since the settlement hierarchy has been reviewed and the risk of challenge both at examination and via appeals, the settlement hierarchy needed to be reviewed as part of the LPR process. A review of the settlement hierarchy¹² was carried out and two options were considered:

1. Remove Aldermaston as a Service Village due to a reduction in available service and facilities in the village since the initial designation
2. Add Streatley as a Service Village as the village has access to a number of services and facilities in the neighbouring village of Goring (located in Oxfordshire)

Due to the presence of Burghfield within the DEPZ a third option was also considered, in relation to whether it was appropriate to continue to include Burghfield as a Rural Service centre.

3. Remove Burghfield as a Rural Service Centre due to the presence of the AWE DEPZ

A summary of the SA/SEA of these options is set out in table 4 below.

Table 13 SA/SEA of the Settlement Hierarchy Options

Options	SA Summary (See Appendix 4 for the full SA/SEA)	Approach taken forward
1) Remove Aldermaston from Service Villages (no other changes)	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to Environmental sustainability as the option would result in limited development taking place in the Aldermaston area. There is a possible negative impact on economic sustainability as the option would limit development in the area which would not support economic growth in the area. Impacts on social sustainability area expected to be neutral.	This option is to be taken forward The number of services and facilities in Aldermaston has fallen since the Settlement hierarchy was first devised. In addition Aldermaston is not considered to be a destination. Instead, people will look to other villages in the district when looking to access the services and facilities they offer.

¹² Settlement Hierarchy Review Topic Paper, November 2020 <https://www.westberks.gov.uk/local-plan-evidence>

Options	SA Summary (See Appendix 4 for the full SA/SEA)	Approach taken forward
2) Add Streatley to Service Villages (no other changes)	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to social and economic sustainability through the delivery of development in the area. Mitigation measures and policy requirements for any development taking place in the area would ensure that the overall impact on environmental sustainability was natural.	This option is not to be taken forward This option relies on the proximity of Streatley to Goring where there are a number of services and facilities. However, Goring is in Oxfordshire and it is not considered appropriate to rely on services and facilities outside of the district, therefore Streatley will not be included as a Service Village.
3) Remove Burghfield common as a Rural Service Centre	Overall this option is likely to have a neutral effect on sustainability. There are likely to be positive sustainability impacts in relation to environmental sustainability as the option would restrict any new development in the village. Potential negative impacts have been identified in relation to economic sustainability and social sustainability as removal of Burghfield Common from the settlement hierarchy may result in a lack of investment in existing services and facilities which would limit access to services and facilities and impact on the economic base of the community.	This option is not to be taken forward The presence of the DEPZ restricts development in the village, however, the village still acts as a Rural Service Centre for those living in the local area and therefore, it is considered appropriate to retain it within the settlement hierarchy.

As a result of the considerations around the settlement hierarchy policy **SP3 Settlement Hierarchy** has been written. A summary of the SA/SEA for the policy is set out the table below.

Table 14 SP3 Settlement Hierarchy Policy

SP3 Settlement hierarchy (See Appendix 6 for the full SA/SEA)	Summary of effects
Overall the policy is considered to have a positive impact on sustainability, by directing development to the most sustainable locations. There is likely to be a significantly positive impact on delivering housing to meet local needs, access to community services and facilities, opportunities for walking, cycling and public transport and on supporting the economy. No negative sustainability impacts have been identified as a result of the policy.	Overall Effect: Positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Medium – Long term

5.1.3 North Wessex Downs Area of Outstanding Natural Beauty

74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and therefore, the consideration of a strategic AONB policy has been carried out. Two reasonable alternatives have been considered, regarding whether to have a policy or not.

Table 15 SA/SEA of AONB policy options

Options	SA Summary (See Appendix 4 for the full SA/SEA)	Approach taken forward
No AONB Policy – rely on NPPF	The NPPF seeks to enable development while offering protections to nationally designated landscapes. Reliance on the NPPF is likely to have an overall positive impact on all elements of sustainability.	This option is not to be taken forward This option would mean that there would be a reliance on the NPPF to protect the AONB from development. Given the importance of the AONB locally, it is not considered appropriate to solely rely on the NPPF to protect the AONB from development.
AONB Policy	A specific AONB policy included in the plan would allow a balance between local housing needs and protection and enhancement of the AONB to be met taking into account local circumstances. There are a number of potentially significant sustainability impacts as a result of a specific policy, in relation to delivery of housing, safety and wellbeing, climate change, land use, and employment.	This option is to be taken forward This option will provide a framework to manage development in the AONB taking into account the local West Berkshire context.

As a result of the considerations around the settlement hierarchy policy **SP2 North Wessex Downs AONB** has been written. A summary of the SA/SEA for the policy is set out in table 7 below.

Table 16 SA/SEA of AONB Policy

SP2 North Wessex Downs AONB (See Appendix 5 for the full SA/SEA)	Summary of effects
The Policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as a result of the protection the policy offers to the AONB. There are also likely to be positive impacts on all elements of sustainability as the policy seeks to protect the AONB, and requires that any development supports the local community and the rural economy. There is a potentially known impact of social sustainability in relation to the provision of housing, as the policy does restrict major development in the AONB except in exceptional circumstances.	Overall Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timing: Long Term

5.1.4 Atomic Weapons Establishment (AWE)

West Berkshire is also home to the Atomic Weapons Establishment (AWE). The Core Strategy includes a policy specifically in relation to AWE. The review of the policies considered whether to continue with this old policy, or whether a new policy would be more appropriate. The Core Strategy policy was based on data available at the time, which does not take into account new information on DEPZ or off-site emergency plans. Therefore, continuing with the existing policy is not a reasonable alternative. Given the planning implications of the DEPZ having no policy and relying on national policy does not seem to be appropriate. Therefore, no reasonable alternatives have been considered in relation to a policy for AWE.

Table 17 SA/SEA of AWE Policy

SP4 AWE Aldermaston and Burghfield (See Appendix 5 for the full SA/SEA)	Summary of effects
<p>The policy is likely to have a neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to protect human health from the unlikely event of an emergency occurring at AWE. There are also likely to be negative impacts on social sustainability as the policy seeks to restrict development (residential and employment) from taking place within the DEPZ, to protect human health from the unlikely event of an emergency at AWE. Therefore, there will be impacts on the provision of housing and affordable housing and new employment opportunities in the area.</p>	<p>Overall Effect: Neutral Likelihood: High Scale: Local (Eastern Area) Duration: Permanent Timing: Long Term</p>

5.2 The Environment and surroundings

5.2.1 Responding to Climate change

West Berkshire Council declared a Climate Emergency in July 2019, this along with the out of date nature of the Climate Change related policies of the Core Strategy means that a new policy direction is required. The policy also takes into account new evidence related to net zero carbon. No other reasonable alternatives were considered.

Table 18 SA/SEA Summary for Climate Change Policy

SP5 Responding to Climate Change (See Appendix 5 for the full SA/SEA)	Summary of effects
<p>The policy is likely to have an overall positive / neutral impact on sustainability. There are a number of significantly positive impacts on environmental sustainability as the policy seeks to ensure measures are in place to protect GI and open spaces with the biodiversity they provide to respond to climate change. There is also a significantly positive impact on all elements of sustainability as a result of the policies measures to respond to climate change. No negative impacts have been identified.</p>	<p>Overall Effect: Positive / Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term</p>

5.2.2 Flood Risk

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. Flood risk is a key issue for many areas of West Berkshire, and so not having a flood risk policy was not considered to be a reasonable alternative. The Council’s Strategic Flood Risk Assessment (SFRA) has been updated to support the LPR.

Table 19 SA/SEA Summary for Flood Risk Policy

SP6 Flood Risk (See Appendix 5 for the full SA/SEA)	Summary of effects
<p>The policy is likely to have an overall positive impact on sustainability. All elements of sustainability are impacted by flooding and therefore, the policy will positively impact on all of sustainability. There is a significantly positive effect on the</p>	<p>Overall Effect: Neutral Likelihood: Medium</p>

reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity, green infrastructure, supporting healthy lifestyles, conserving/enhancing the landscape, improving soil and water quality and reducing greenhouse gas emissions. No negative impacts are identified.	Scale: District Wide Duration: Permanent Timing: Long Term
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5.2.3 Design Quality

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. No other alternatives have been considered. Since the December 2020 Reg 18 consultation the name of the policy has been changed from Design Principles to Design Quality but this has not change the substance of the policy.

Table 20 SA/SEA Summary for Design Quality Policy

SP7 Design Quality (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability, with several elements having significantly positive impacts, including climate change, health, safety and well-being and the character and distinctiveness of the environment. A number of unknown impacts are predicted as the policy may not result in direct sustainability impacts, but well-designed places can have indirect impacts on such areas as pollution control and use of natural materials.	Overall Effect: Positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.2.4 Landscape Character

The LPR scoping report determined that it was appropriate for the policy to remain the same, with some additional details added for clarification, and that the policy should be separated from the Historic Environment. The separate of the policies into separate polices allows for more detailed policy requirements to be included without creating a very long and complicated policy.

Table 21 SA/SEA Summary for Landscape Character policy

SP8 Landscape Character (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are likely in relation to environmental sustainability as the policy seeks to protect landscape character, which in turn protects biodiversity and GI. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

5.2.5 Historic Environment

The LPR scoping report determined that the scope of the policy would remain the same, with some additional details added for clarification. The separate of the policies into separate polices allows for more detailed policy requirements to be included without creating a very long and complicated policy.

Table 22 SA/SEA Summary of Historic Environment Policy

SP9 Historic Environment (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability in relation to protection of the historic environment. There are also likely to be positive environmental sustainability impacts in relation to protection of GI and landscape character. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.2.6 Green Infrastructure

Nationally policy around Green infrastructure has changed, and therefore a new policy will need to clarify the definition of green infrastructure and ensure that it reflects the health and environmental benefits of green infrastructure is needed. No other reasonable alternatives were considered.

Table 23 SA/SEA Summary for Green Infrastructure Policy

SP10 Green Infrastructure (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have a long term positive impact on all sustainability objectives, as a result of the provision of high quality GI across the district. There are likely to be significantly positive effects on environmental and social sustainability as the policy seeks to provide biodiversity, landscape and flood risk benefits. There are positive social and economic sustainability impacts in relation to provision of walking and cycling routes within and between developments. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.2.7 Biodiversity & Geodiversity

The LPR scoping report determined that it was appropriate for the scope of the policy to remain the same, with some additional details added for clarification. The Environment Act 2021 set out a national requirement for all development to deliver at least 10% net gains for biodiversity. Therefore, this is seen as the only reasonable alternative.

Table 24 SA/SEA for Biodiversity/Geodiversity Policy

SP11 Biodiversity and Geodiversity (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental sustainability impacts are identified in relation to the protection of biodiversity and the knock-on effects this has on GHG emissions, landscape character and GI. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.3 Delivering Housing

5.3.1 Approach to housing delivery

The Council is committed to meeting its housing needs. In July 2018 the Government published an updated version of the NPPF. This stated that to determine the minimum number of new homes needed strategic policies should be informed by a Local Housing Need Assessment (LHN) conducted using a standard method in the national planning practice guidance (PPG).

Details of the formula and data used to calculate the LHN figure are set out in the Housing and Economic Needs Assessment section of the PPG, and use the 2014-based population projections as the demographic baseline.

The LHN is not necessarily the same as the housing requirement in the development plan. The PPG sets out circumstances where it may be appropriate to plan for a higher number. Considerations for West Berkshire include consideration of unmet needs from other local authorities. Reading Borough Council have identified a shortfall in the later part of their current Local Plan. Reading Borough Council have identified that a five year review is required by 2024 that will need to consider how to deal with the housing needs generated by the Standard methodology, as their Local Plan currently uses the Berkshire SHMA methodology that is no longer part of the standard methodology. The principle of meeting any unmet need within the Housing Market Area (HMA) has been accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review through the plan-making process.

Throughout the preparation of the LPR a number of other options for calculating the housing delivery figure have been considered, and the options considered for calculating the housing requirement figure include:

Table 25 Options for the Approach to delivering housing

Options considered	Comment
Continuing with Core Strategy figure	The calculation of the Core Strategy Housing figure is based on an old calculation and does not use the government agreed standard methodology now required by the NPPF. Option not considered to be a reasonable alternate
Local Housing Need (LHN)	The LHN calculations are required to be updated annually, therefore, figures will change up until the LPR is submitted for examination. Where LHN figures have been published previously they were indicative of the LHN at that point in time. Option is considered to be a reasonable alternative using the 2022 figure
LHN + buffer	The addition of a buffer to the LHN was considered to be a way of providing additional flexibility to housing delivery to take account of: <ul style="list-style-type: none"> • The NPPF's objective of booting the supply of housing, the need to take account of flexibility should the LHN change, and the need for flexibility to allow for phasing issues and an element of non-delivery of sites, • The need for flexibility as the impact on annual changes to the LHN, as a result of the rolling forward of the time period covered by the household projections and the updating of the affordability ratio, is uncertain, • The need for flexibility to allow for phasing issues and for an element of non-delivery of sites

	<ul style="list-style-type: none"> The most recent objectively assessed need in the OAN Sensitivity Testing report of March 2018 was 600dpa. Though the methodology has been superseded and it is no longer a recent study, it remains a consideration. <p>Option is considered to be a reasonable alternative</p>
Significantly boosting supply	<p>Based on the Government consultation that was published in August 2020 on changes to the planning system, which was not subsequently taken forward. Therefore, no need to consider such a significant boost.</p> <p>Option not considered to be a reasonable alternative</p>

The two reasonable alternatives were then subject to SA/SEA. The Reg 18 consultation considered a buffer of 10% to help to boost supply and provide flexibility, however, in response to the comments made as part of the Reg 18 consultation a buffer of 5% has now also been considered. This lower buffer is considered that it would also provide a degree of flexibility helping to provide flexibility and a boost to the supply, while taking into account the constraints seen across the district. These two options, along with using the baseline LHN have been subject to SA/SEA:

Table 26 Summary of SA/SEA for delivering housing options

Summary of SA/SEA for Delivering housing options (See Appendix 4 for the full SA/SEA)		
Options	SA Summary	Approach taken forward
1) Baseline LHN (2022 513 dwellings per annum (dpa))	This option gives an overall positive effect on sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment. Providing for the LHN results in positive economic and social sustainability effects. However, there could be some negative environmental sustainability effects without good design and mitigation measures being put in place.	<p>This approach is not to be taken forward.</p> <p>While this option suggests an overall positive sustainability impact, the option of boosting supply is considered to have a greater social and economic impact, with a similar environmental impact identified.</p>
2a) Boosting Supply (Reg18 option) (564dpa - 2022 LHN + 10%)	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.	<p>This approach was the preferred option at Reg 18. However it is no longer to be taken forward.</p> <p>This option offers greater social and economic sustainability than option 1 and gives greater degree of flexibility to meet local housing needs. However, it is considered to put undue pressure on the rural nature of the district.</p> <p>Comments made at Reg18 raised concerns regarding such a high buffer for a district with the level of constraints found in West Berkshire. As a result a</p>

		review of the historical LHN figure was carried out which shows a reducing LHN figure over time. As a result it was no longer considered appropriate to include such a large buffer to boost supply.
2b) Boosting of Supply (<i>additional option post Reg18</i>) (538dpa - 2020 LHN + 5%)	This option gives an overall positive effect on sustainability, with significantly positive effects on economic and social sustainability. Meeting LHN needs to be balanced with the impacts that any development could have on the natural, built and historic environment and without good design and mitigation measures in place there could be some negative environmental sustainability effects.	This option is to be taken forward. Following the comments at Reg 18 this option is considered to provide a balance between boosting housing supply in the district while considering the limitations and constraints of a largely rural district. It is considered to be more in line with the LHN trend over time while still providing flexibility.

Table 27 SA/SEA of Housing Delivery policy

SP12 Approach to Housing Delivery (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability in relation to the delivery of new houses to meet local needs. Delivering new homes will also have a positive impact on economic sustainability as it will help to support the viability and vitality of town and village centres within the settlement hierarchy. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

5.3.2 Site Allocations

Once the housing figure for the district had been identified consideration of how best to meet this figure is required. Several sources of supply will help to ensure there is a continuous supply over the plan period, and these will include:

- Retained allocations in the adopted Local Plan (Core Strategy and Housing Site Allocations DPD) and Stratfield Mortimer Neighbourhood Development Plan)
- Existing planning commitments on unallocated sites
- Small site windfall allowance
- New sites allocated in the LPR
- New sites to be allocated in Neighbourhood Plans

In respect of allocations options included the consideration of large strategic sites and the option of a large number of smaller sites spread across the district.

5.3.2.1 Strategic Sites

The plan period for the LPR overlaps with the previous plan period (2006 – 2026) and account therefore, needs to be taken of strategic sites that have already been allocated in the Core Strategy DPD.

The Core Strategy (adopted July 2012) allocated two strategic sites for development. The site at Newbury Racecourse is now largely completed and therefore, does not need to be carried forward as an allocation. However, no work has started at the site at Sandlesford, with outline planning permission for the eastern part of the site only granted (on appeal) in May 2022.

At Reg 18 three options were considered for the site at Sandlesford Park:

- Option 1: Re-allocate the site as a single site (as in the Core Strategy)
- Option 2: Re-allocate the site in two parts
- Option 3: De-allocate the site

However, as part of the site has now been granted outline planning permission (although no reserved matters have been received and work has not commenced) slightly different options now need to be considered. The original Option 3 is no longer considered to be a reasonable alternative, as part of the site has planning permission, but two new options have been developed: The following options are now considered as reasonable alternatives:

- Option 1: Re-allocate the site as a single site (As in the core Strategy for up to 2000 dwellings)
- Option 2: Re-allocate the site in two parts
- Option 3: Re-allocate part of the site
- Option 4: Re-allocate the site as a single site for 1500 dwellings.

Table 28 SA/SEA of Sandlesford Park Options

Sandlesford Park	Summary of SA/SEA	Discussion and outcome
1) Re-allocate as a single site (2,000 dwellings)	Retention of the allocation of Sandlesford Park gives an overall positive outcome on sustainability objectives, with one exception in relation to potential loss of the mineral resource.	<p>This option is not to be taken forward</p> <p>It is the Council's preference that the site be delivered as a whole, to provide a cohesive community. Despite the eastern part of the site gaining outline planning permission, should the site not come forward under that permission the Council would still wish to seek a comprehensive development of the site.</p>

		However, further there are a number of constraints on the site, and in order for appropriate mitigation measures to be put in place it is unlikely that 2000 dwellings could be delivered on the site.
2) Re-allocate in two parts (in relation to the land ownership) but retaining the requirement for a through route across the whole site to be provided	The separation of the site into two parcels of land with a safeguarded transport connection between them results in an overall uncertain impact on sustainability. This is largely due to the uncertainty of the linkages provided between the two parts of the site. The impact on the natural mineral resource remains negative as with option 1.	This option is not to be taken forward Cohesive development of the whole site, to create a single legible community is the council's preferred option given the number of benefits in terms of accessibility across the site and infrastructure provision that this would deliver. Although the eastern part of the site has now been granted planning permission, there is no guarantee that the development will come forward under that permission.
3) Re-allocate a part of the site Added in following Reg 18 in response to granting of planning permission	The allocation of only part of the site is likely to have an overall uncertain impact on suitability. The allocation of only part of the site would not be able to deliver all of the community benefits originally envisaged with the allocation of the site and would result in an uncertain social sustainability impact. There are potential negative environmental sustainability impacts in relation to limited opportunities for sustainable travel, and potential negative social sustainability impacts as allocation of only part of the site would not deliver the number of dwellings needed to help meet local housing need.	This option is not to be taken forward This option would not result in the benefits that a large strategic site would deliver and could result in a number of potentially negative impacts in relation to failing to meet local housing need requirements and lack of opportunities for sustainable travel and provision of community infrastructure.
4) re-allocate as a single site for up to 1500 dwellings	The allocation of the whole site, but at a lower figure compared to the Core Strategy would result in an overall positive impact on sustainability. A significantly positive impact is identified in relation to environmental sustainability as a reduced number would allow better protection of the natural, built and historic environment.	This option is to be taken forward It is the Council's preference that the site be delivered as a whole, to provide a cohesive community. Despite the eastern part of the site gaining outline planning permission, should the site not come forward under that permission the Council would still wish to seek a comprehensive development of the site. Reducing the number of

		dwellings on the site allowed for better consideration of the constraints on the site (Ancient woodland, drainage, landscape buffers etc.) and will allow for adequate and appropriate mitigation measures to be put in place.
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The policy has been assessed and a summary of the SA/SEA is set out in table 13. Since Reg 18 the policy has been reviewed and updated to take into account the granting of planning permission, however, no changes are required to the assessment.

Table 29 SA/SEA of Sandleford Strategic Allocation Policy

SP16 Sandleford Strategic Allocation (See Appendix 5 for the full SA/SEA)	Summary of effects
The site is likely to have an overall positive impact on sustainability. The aim of the policy is to deliver housing to meet local housing needs, therefore, there will be a positive, or significantly positive impact on social sustainability. The wording of the policy sets out requirements to ensure positive impacts on environmental sustainability, which will be supported by other policies in the plan. The site is a greenfield site underlain by sand and gravel, so there are some potential negative environmental and economic sustainability impacts if adequate mitigation measures are not provided. There are also a number of uncertain sustainability impacts, but this is mainly as the policy does not make specific reference to those elements. Other policies in the plan should ensure impacts neutral or positive.	Overall Effect: Positive Likelihood: Medium Scale: Local (Newbury) Duration: Permanent Timing: Long Term

The chosen option for the Spatial Strategy (considered at paragraph 5.1.1 above) includes provision of a strategic site in Thatcham.

The Thatcham Growth Study¹³ was commissioned to consider how best to deliver strategic development in Thatcham. The study identified that strategic development would be required in Thatcham to support the service provision and regeneration that Thatcham requires. While all sites in Thatcham have been considered the only sites (in combination with each other) that are considered suitable for strategic level of development are the group of sites located in North East Thatcham. No other alternatives have been considered as there are no other sites, or group of sites within Thatcham that would be able to deliver the scale of development required to support the additional infrastructure required (further details in the Site Selection Methodology¹⁴).

The quantum of development at North East Thatcham, however, has been reviewed since the Reg 18 consultation. At Reg 18 up to 2,500 homes were proposed on the site. However, in response to the comments made as part of the Reg 18 consultation a figure of 1,500 homes is now being considered, which takes into account concerns over the environmental and highways impacts of the larger number of dwellings on the site. These two options have been subject to SA/SEA and a summary of the SA/SEA outcome is below:

¹³ Thatcham Growth Study, May 2019 – September 2022 <https://www.westberks.gov.uk/local-plan-evidence>

¹⁴ Site Selection Methodology <https://www.westberks.gov.uk/local-plan-evidence>

Table 30 SA/SEA of Options for Quantum of Development at North East Thatcham

North East Thatcham (quantum of development)	Summary of SA/SEA (See Appendix 4 for the full SA/SEA)	Discussion and outcome
Upto 2,500 homes	Overall development of this site would be likely to result in a positive impact on all elements of sustainability. The scale of the development provides for community infrastructure to be delivered on site, resulting in a significantly positive impact on social sustainability. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site allows for greater scope for onsite mitigation to any potential sustainability impacts.	This option is not to be taken forward. This option was originally to be taken forward and was included in the Reg 18 consultation. Despite providing a considerable number of new homes and community infrastructure to support these homes and the wider Thatcham community the potential impact the local community is considered too high, and politically a reduced number on the site is considered to be more acceptable. Therefore, this option will no longer be taken forward.
1,500 homes	Overall development of this site is likely to give a neutral impact on all elements of sustainability. The scale of the development would provide for some community infrastructure, resulting in a positive impact on social sustainability, however, the development may not be of a size to deliver a wider range of facilities to support Thatcham such as new education facilities. While there is an unknown impact on environmental sustainability in relation to impacts on air, water, noise and soil mitigation measures would be able to deliver an overall neutral impact. Development is likely to result in a positive impact in relation to economic sustainability as employment and business opportunities will be provided for on site along with community facilities. The scale of the site will mean that more additional sites will need to be allocated across the district.	This option is to be taken forward. This option was considered in light of the responses received to the Reg 18 consultation, which largely considered that 2,500 dwellings in Thatcham was too many. In response, the council has considered a reduced number of dwellings, which still enables a strategic level of development which can provide onsite community facilities. It is noted, that compared to a higher number of dwellings, this option may not deliver all of the education provision originally envisaged on the site, or the additional improvements to community infrastructure within Thatcham. However, a reduced number on the site is considered to be more appropriate.

As a result the policy wording to manage development on the site has been written and subject to SA/SEA. A summary of the SA/SEA is given in table below.

Table 31 SA/SEA for North East Thatcham Policy

SP17 North East Thatcham (See Appendix 5 for the full SA/SEA)	Summary of effects
<p>The policy is likely to have an overall positive impact on sustainability. A number of significantly positive impacts on sustainability have been identified. There is likely to be a significantly positive impact on social sustainability as a result of the provision of housing to meet local needs, improving health, safety and wellbeing and protections to GI and biodiversity. There are likely to be positive sustainability impacts in relation to managing natural resources and supporting the economic base. There are also likely to be positive to significantly positive sustainability impacts in relation to responding to climate change and consideration of renewable energy technology. The site is a greenfield site and therefore, would result in a negative impact on environmental sustainability which would need to be mitigated.</p>	<p>Overall Effect: Positive Likelihood: High Scale: Local (Thatcham) Duration: Permanent Timing: Long Term</p>

Non-Strategic Residential Site Allocations

Review of Housing Site Allocations (HSA) Development Plan Document (DPD) Allocations

The plan period for the LPR overlaps with the previous plan period (2006 – 2026) and account therefore, needs to be taken of sites that have already been allocated in the HSA DPD.

The HSA DPD (adopted May 2017) included a range of housing allocations across the district in line with the settlement hierarchy. Several of these sites have now been completed, or are under construction and so do not need to remain as allocations within the LPR. The remaining HSA DPD sites have been reviewed and where there is a realistic chance of them being delivered they are to remain allocated sites, with many of them having been granted planning permission.

The table below sets out the HSA DPD sites along with an update on progress since the HSA DPD and a summary of the SA/SEA for the site. The policies for the sites have been reviewed and updated where required. The SA/SEA for the site policies are set out in appendix 8a, with a summary given in tables below.

Table 32 HSA DPD Sites and SA/SEA Summary

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
HSA1	Land north of Newbury College, Monks Lane, Newbury	Site has planning permission. Will be rolled forward into the LPR.	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

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
			site, it is not seen to promote key business sectors and business development in the longer term.
HSA2	Land at Bath Road, Speen, Newbury	Site has planning permission. Will be rolled forward into the LPR.	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.
HSA3	Land at Coley Farm, Stoney Lane, Newbury	Site has planning permission. Will be rolled forward into the LPR.	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.
HSA4	Land off Greenham Road and New Road, South East Newbury	Site has planning permission, construction is complete on first area, underway on the second area	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.

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
		area, but has not started on area 3. Allocation of area 3 will be rolled forward into the LPR.	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.
HSA5	Land at Lower Way, Thatcham	Planning application pending determination. Will be rolled forward into the LPR.	<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>
HSA6	Land at Poplar Farm, Cold Ash	No progress has been seen on this site in the 5 years since it was allocated in the HAS DPD. No one landowner has overall control of the site, along with issues around financial viability mean that it is not possible to demonstrate that site is available, achievable or deliverable. Will not be rolled forward into the LPR	
HSA7	St Gabriel's Farm, The Ridge, Cold Ash	The site is under construction. Will not be rolled forward into the LPR	
HSA8	Land to the east of Sulham Hill, Tilehurst	Site is complete. Will not be rolled forward into the LPR	

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
HSA9	Stonehams Farm, Tilehurst	Site has planning permission for a residential scheme and a care home. Will be rolled forward into the LPR as an allocation for a Care Home.	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
HSA10	Stonehams Farm, Tilehurst	Site is under construction. Will not be rolled forward into the LPR	
HSA11	72 Purley Rise, Purley on Thames	Site has planning permission. Will be rolled forward into the LPR.	<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>
HSA12	Land adjacent to Junction 12 of M4, Bath Road, Calcot	Site is under construction. Will not be rolled forward into the LPR	
HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	Site does not have planning permission, but the site is still anticipated to come forward. Will be	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

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
		rolled forward into the LPR	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.
HSA14	Land between A340 and The Green, Theale	Site has planning permission. Will be rolled forward into the LPR	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.
HSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	Site has planning permission. Will be rolled forward into the LPR	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
HSA16	Land to the rear of The Hollies Nursing Home and land opposite 44 Lamden Way, Burghfield Common	Part of the site is complete. The remainder of the site was refused planning permission due to the location of the site within the AWE Burghfield DEPZ. Will not be rolled forward into the LPR	

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
HSA17	Land to the north of the A4, Woolhampton	Site is complete. Will not be rolled forward into the LPR	
HSA18	Land east of Salisbury Road, Hungerford	The site is under construction. Will not be rolled forward into the LPR	
HSA19	Land adjoining Lynch Lane, Lambourn	Site does not have planning permission, but the site is still anticipated to come forward. Will be rolled forward into the LPR	<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>
HSA20	Land at Newbury Road, Lambourn	Site has planning permission. Will be rolled forward into the LPR.	<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 greenfield nature of the site and its location within the AONB. As long as appropriate mitigation</p>

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
			<p>measures are introduced, including those set out within the Landscape Sensitivity Assessment, the impact should be mitigated and deliver positive effects on sustainability.</p> <p>Flooding could also have a negative impact on all elements of sustainability unless appropriate mitigation measures are provided.</p>
HSA21	Land north of Pangbourne Hill, Pangbourne	The site is complete. Will not be rolled forward into the LPR	
HSA22	Land off Stretton Close, Bradfield Southend	Site is under construction. Will not be rolled forward into the LPR	
HSA23	Pirbright Institute Site, High Street, Compton	Site has planning permission. Will be rolled forward into the LPR.	<p>This site would offer the opportunity to develop an existing brownfield site outside of a settlement boundary that could positively impact on the built environment and enhance the sites setting within the village and wider AONB.</p> <p>Whilst the site is well located for services, particularly education, public transport options are limited 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.</p> <p>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.</p> <p>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</p>

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
			<p>that excluding certain areas from development could make a positive contribution to the landscape character.</p> <p>The southern edge of the site is located within Flood Zone 2 and 3. In addition, the site is at risk from surface water flooding and groundwater flooding; however this part of the site is not included in the SPD as part of the developable area of the site and the promoters of the site have said this area will not be built on.</p> <p>The site is a brownfield employment site and is proposed to be redeveloped for primarily housing with some employment development appropriate to its rural location resulting in an overall neutral impact on economic sustainability.</p>
HSA24	Land off Charlotte Close, Hermitage	Site has planning permission. Will be rolled forward into the LPR.	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the potential to improve the built environment through a well designed scheme. 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.</p>
HSA25	Land to the south east of the Old Farmhouse, Hermitage	Site has planning permission. Will be rolled forward into the LPR.	<p>Overall the site is likely to have a predominantly neutral effect on sustainability, and the SA/SEA does not highlight any significant sustainability effects.</p> <p>There are a number of local services and facilities within walking or cycling distance of the site, although it is recognised that for higher end services and employment there could be a level of car dependency to access Newbury and other centres. The site is in close proximity of open countryside to help promote a healthy active lifestyle. Development on this site has the</p>

HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8a for the full SA/SEA)
			potential to improve the built environment through a well designed scheme, in recognition of the site's greenfield status and location within the AONB.
HSA26	Land east of Laylands Green, Kintbury	Site is complete. Will not be rolled forward into the LPR	

Neighbourhood Plans

There are nine designated Neighbourhood Areas in the district, with two having adopted Neighbourhood Plans. Neighbourhood Plans are able to allocate sites to help meet the local housing need, however, it is not compulsory for plans to include allocations. Where a Neighbourhood Plan seeks to allocate sites the Council have given the Parish/Town Council a housing number to meet within the plan. This number takes into account the location and status of the settlements within the Neighbourhood Area, as well as the development opportunities identified in the HELAA. The allocations in Neighbourhood Plans will form part of the housing to supply to meet the housing requirement.

The table below gives a summary of the Neighbourhood Areas and whether they will be including housing allocations within the Neighbourhood Plans.

Table 33 Neighbourhood Areas

Designated Neighbourhood Areas		
Area	Housing number to allocate	Notes
Cold Ash	0	A requirement of 40 dwellings was identified for the Cold Ash designated Neighbourhood Area in the emerging draft (Regulation 18) LPR. Site selection work was undertaken by the Cold Ash Neighbourhood Plan Steering Group (a sub-group of the Parish Council), and this concluded only one site was suitable for allocation. This site is located within the settlement boundary whereby there is a presumption in favour of development. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. In light of the site selection work, the housing number to allocate for Cold Ash has been amended to zero.
Burghfield	0	Within AWE Burghfield DEPZ, and residential allocations are not considered appropriate within the DEPZ.
Stratfield Mortimer	110	Adopted 2017. NDP allocates a site for 110 dwellings in the period up to 2026.
Tilehurst	0	Parish Council do not wish to allocate sites through the NDP
Compton	0	Adopted 2022. Large site within the Parish has planning permission, therefore, no additional sites required.

Designated Neighbourhood Areas		
Area	Housing number to allocate	Notes
Hermitage	0	Parish Council do not wish to allocate sites through the NDP
Hungerford	55	Parish Council to allocate sites through the NDP
Lambourn	25	Parish Council to allocate sites through the NDP

The housing requirement figures given to Hungerford and Lambourn have been derived by considering the size of the parish and the settlements contained within the parish in relation to the settlement hierarchy, as well as a consideration of potential sites submitted for consideration in the HELAA (Feb 2020).

The Parish of Hungerford is located within the North Wessex Downs AONB and contains the town of Hungerford and the small settlement of Eddington. Hungerford is identified as a Rural Service Centre in the settlement hierarchy. Rural Service Centres have a range of services and reasonable public transport provision meaning there are opportunities to strengthen the role in meeting the requirements of surrounding communities. Eight sites were identified in the HELAA (Feb 2020) as having potential. Taking the development potential of these sites, alongside the location of Hungerford within the settlement hierarchy and the AONB it is considered that a housing requirement of 55 dwellings would be appropriate.

The Parish of Lambourn is located within the North Wessex Downs AONB and contains the village of Lambourn and the hamlet of Eastbury. Lambourn is identified as a Rural Service Centre in the settlement hierarchy, with a range of services and reasonable public transport provision. Two sites were allocated in the HAS DPD for a total of 65 dwellings. Development has not commenced on the sites and so they will be rolled forward into the LPR. In addition a site (or sites) for 25 dwellings will need to be allocated through the NDP.

New Allocations in the LPR

Additional sites are required to help meet the housing requirement of 9,146 net additional dwellings (or 538 dwellings per annum) over the plan period to 2039. The sites being considered for allocation have been identified through the Housing and Economic Land Availability Assessment (HELAA). The HELAA forms part of the evidence base for the LPR¹⁵. It makes a preliminary assessment of the potential and suitability of sites. It does not make recommendations as to whether a site should be allocated, this is done through the site selection process. The site selection methodology and assessment process is set out in the Site Selection Methodology paper¹⁶.

¹⁵ Housing and Economic Land Availability Assessment (HELAA) <https://www.westberks.gov.uk/local-plan-evidence>

¹⁶ Site Selection Methodology <https://www.westberks.gov.uk/local-plan-evidence>

304 sites were identified via the 'Call for Sites' and through a desktop review of existing information. 15 sites were subsequently withdrawn by the site promoters. Of the 289 sites assessed in the HELAA (Dec 2020), 249 were considered for a residential use or mixed use development including residential.

Sites that are not considered developable within the next 15 years have been ruled out as they are not considered to be reasonable alternatives for allocation. A total of 165 sites were ruled out at this stage.

A number of other factors have also ruled sites out of the site assessment process:

- Neighbourhood Plans – where sites have been promoted within a designated Neighbourhood Area where the NDP will include allocates they have not been included. This removes all sites within the parishes of Hungerford and Lambourn.
- Inside Settlement Boundary – settlement boundaries identify the main built up area of a settlement in which development is likely to be considered acceptable in principle, subject to other policy considerations. Therefore, where sites have been promoted inside the settlement boundary these will not be considered further for allocation as there is already a presumption in favour of development. As a result 18 sites are not subject to further consideration.
- Flood Risk – where part of a site falls within Flood Zones 2, 3 or 3b a sequential approach has been taken to restrict development to areas of Flood Zone 1 within the site. The sequential test is set out in Appendix 9 and demonstrates that one site does not have adequate land within Flood Zone 1 for development with other sites more sequentially appropriate and therefore, has been ruled out from further consideration (PAN5: Pangbourne College Boat House, Shooters Hill, Pangbourne)
- Settlement Hierarchy – The settlement hierarchy guides the broad location of new and sustainable development, and takes into account the function and sustainability of settlements across the district. As a result the Council is only seeking to allocate sites which are within settlements within the settlement hierarchy. 16 sites are located outside of the settlement hierarchy and therefore, are not subject to further consideration.

As a result a total of 16 sites have been taken forward as reasonable alternatives for allocation and have been subject to SA/SEA as part of the site selection process.

Newbury and Thatcham

Newbury

Newbury is the main urban area in West Berkshire. It is the main administrative centre for the district with a wide range of retail, employment, leisure and community services and facilities. The town is no the crossroads of the A34/M4, with a number of locally important roads and a railway line linking Newbury to Reading and London to the East and The West Country to the west. Bus services link many of the outlying village to Newbury. A number of rivers and water course flow through Newbury, with the River Kennet, Kennet and Avon Canal running through the centre of the town, the River Enborne to the south and the River Lambourn entering from the North West and reaching its confluence with the River Kennet to the east of the town. The areas immediately adjacent to these water courses are within Flood Zones 2 or 3. There are a number of important environmental and heritage assets within Newbury including SSSIs (River Lambourn and River Kennet), Local Wildlife Sites and the River Lambourn Nutrient Neutrality Zone over

the west of the town. The site of the first battle of Newbury is located to the west and to the south is the Registered Park and Garden of Sandford Priory.

25 sites were promoted through the HELAA, with 12 sites assessed as 'not developable within the next 15 years'. Four sites fall within the designated Cold Ash Neighbourhood Area (CA9, CA10, CA15, CA10). CA15 is considered to be strategic in nature as in highway terms development of the site would need to be considered alongside SCD4 for the site to be acceptable in highways terms. Together these sites have potential to accommodate significant development (c. 868 dwellings) and development in this location would amount to an urban extension to Newbury. CA9 and CA10 were considered as part of the site selection work undertaken for the Cold Ash Neighbourhood Plan.

Four sites are located within the settlement boundary (NEW1, NEW2, NEW3, NEW7) and have been ruled out as there is already a presumption in favour of development and so the LPR does not need to allocate these sites.

The site at Sandford Park (GRE8, GRE9) was included in the Core Strategy as a strategic site and is to be retained within the LPR.

The remaining three sites (GRE10, CA15 and SCD4) are considered reasonable alternatives for development and so have been subject to SA/SEA to inform the site selection work. The summary of the SA/SEA and decision making process is set out below:

Table 34 Summary of SA/SEA for Newbury Sites

Newbury			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
CA15 Land at Long Lane, Newbury	<p>Issues which would need to be resolved relate to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding the site may be developable only in part and attenuation measures would need to be incorporated into the development.</p> <p>Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan.</p>	<p>Effect: Neutral Likelihood: High Scale: Local (Newbury) Duration: Permanent Timescale: Long Term</p>	The site is not recommended for allocation
GRE10 Land to the east of Pigeons Farm	<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</p>	<p>Effect: Neutral Likelihood: High</p>	The site is not recommended for allocation

Newbury			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
Road, Greenham, Newbury	space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	Scale: Local (Newbury) Duration: Permanent Timescale: Long Term	Development of the site would introduce residential development where none current exists and would not follow the existing rhythm of development. The site is on top of a ridgeline and reads as part of the setting of the golf course and adjacent recreation ground and the wider rural character and Greenham Common. Further investigation is needed to establish the impacts on ecology.
SCD4 North Newbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (Newbury) Duration: Permanent Timescale: Long Term	This site is not recommended for allocation There are significant highway access concerns regarding this site as it is currently accessed via a private road. It is considered that an access route through site CA15 to the B4009 would need to be provided. The site should be considered as part of a future potential strategic site to the north of Newbury to ensure the most sustainable outcomes. As a strategic site in Newbury is not the preferred spatial strategy for this LPR this option will be considered through a future review of the Local Plan.

Thatcham

Thatcham is the second settlement identified as a main urban area within West Berkshire, sitting within the Newbury and Thatcham spatial area. The Core Strategy identified that Thatcham needed a period of consolidation following a significant period of growth in recent years. Therefore, through the plan-led system Thatcham only received a limited amount of growth during this plan period. In reviewing the vision of Thatcham as part of the LPR, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work¹⁷. The masterplanning work considered all of the HELAA site promoted in Thatcham as well as other evidence studies produced for LPR. It identified that only growth of a strategic scale could support the services provision and regeneration that Thatcham requires.

The A4 runs through the town, splitting it into two sections, with a number of bus services and a railway station. To the south of Thatcham runs the River Kennet (which is a SSSI) and the Kennet and Avon Canal. The town itself is not at risk from fluvial flooding, although large areas are at risk from surface water flooding and the town suffered badly from surface water flooding during July 2007. To the south of the town is Thatcham Reeds Bed Special Area of Conservation (SAC) with a Local Nature Reserve.

Due to the proposed strategic allocation in Thatcham, it is not considered appropriate to allocate any further sites in Thatcham and therefore, no other sites have been assessed.

Cold Ash

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

Cold Ash Parish is designated as a Neighbourhood Area, and Cold Ash Parish Council are preparing a Neighbourhood Plan. Site selection work undertaken by the Neighbourhood Plan steering Group has identified no suitable sites for allocation.

Four sites in Cold Ash (CA12, CA15, CA16, and CA17) lie adjacent to the settlement of Thatcham and were identified as being strategic in nature. The NPPF states at paragraph 13 that neighbourhood plans should contain non-strategic policies only. These four sites were considered in the masterplanning work for Thatcham.

Site Selection Summary

Six sites were considered as reasonable alternatives for development in the Newbury and Thatcham Spatial Area. However, none of them are considered appropriate for allocation.

Five sites are to be rolled forward from the Housing Site Allocations and along with the strategic site allocation in Thatcham these are the only sites to be allocated in this spatial areas. SP13 sets out the policy for allocating the sites in Newbury and Thatcham.

¹⁷ Thatcham Strategic Growth Study (2020): <https://info.westberks.gov.uk/evidencebase>

Table 35 SP13 SA/SEA Summary for Newbury & Thatcham site allocations policy

SP13 Sites allocated for Residential & Mixed-Use Development in Newbury & Thatcham (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to social sustainability due to the provision of sites to deliver new houses to meet local needs and in relation to accessibility to community services and facilities. There is also likely to be a positive impact on economic sustainability as the policy will support the viability and vitality of town and village centres. A potential negative environmental sustainability impact has been identified in relation to the use of PDL as the sites are all allocated on greenfield land.	Overall Effect: Neutral Likelihood: High Scale: Local (Newbury & Thatcham) Duration: Permanent Timing: Long Term

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below:

Table 36 SA/SEA Summary for Site Policies (Newbury & Thatcham)

RSA1 Land north of Newbury College, Monks Lane, Newbury (See Appendix 7 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Newbury) Duration: Permanent Timing: Long Term
RSA2 Land at Bath Road, Speen, Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Newbury) Duration: Permanent Timing: Long Term
RSA3 Land at Coley Farm, Stoney Lane, Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and provide development that	Overall Effect: Neutral Likelihood: High Scale: Local (Newbury) Duration: Permanent

is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Timing: Long Term
RSA4 Land off Greenham Road, South East Newbury	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Newbury) Duration: Permanent Timing: Long Term
RSA5 Land at Lower Way, Thatcham	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, heritage assets and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Newbury) Duration: Permanent Timing: Long Term

Eastern Area

The Eastern Area consists of Purley-on-Thames, Tilehurst, Theale, Calcot, Burghfield, Mortimer and Aldermaston. The area has a close functional relationship with Reading. There are significant constraints to development which mean provision for development is more limited, these include the North Wessex Downs AONB and the DEPZ for AWE Aldermaston and Burghfield.

Eastern Urban Area

The Eastern Urban Area comprise of Purley on Thames, Tilehurst and Calcot. As one of the District' urban areas, the Eastern Urban Area is a focus for development within the District and has relatively good accessibility to employment opportunities. Access to other facilities and services varies and the area draws upon the wider range of facilities available in Reading. There are good local bus connections and a mainline station at Tilehurst with trains to Reading and London and northwards to Oxford. There are also issues relating to traffic congestion, particularly in the vicinity of the junction 12 of the M4. Proximity to the M4 and the A4 causes additional impacts in terms of noise and air quality.

There are high quality landscape and environmental assets in this part of West Berkshire and some of these constrain development. The assets include the Thames National Path and the North Wessex Downs AONB which adjoins the urban area. The Kennet Valley East Biodiversity Opportunity Areas lies to the south of Reading. To the south of the urban area much of the land is within Flood Zones 2 and 3.

No new sites were promoted through the HELAA process in Purley-on-Thames or Calcot, therefore, no sites will be allocated in these areas.

Although Tilehurst Parish is designated as a Neighbourhood Area and Tilehurst Parish Council are preparing a Neighbourhood Plan, the Parish Council have decided not to allocate sites within the plan.

13 sites in Tilehurst were assessed within the HELAA, and eight of these were assessed to be 'not developable within the next 15 years'. Four sites are located within the settlement boundary, leaving one site (TIL13) as the only potential site for allocation.

Table 37 SA/SEA Summary for Tilehurst Sites

Tilehurst			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
Pincents Hill	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (Eastern Area) Duration: Permanent Timescale: Long Term	The site is not recommended for allocation Where there are no showstoppers for the site, politically there are significant concerns regarding access to the site, which is shared with the Reading IKEA store.

Theale

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

The River Kennet and the Kennet and Avon canal flow to the south of the village. Much of the land to the south and east of the village is within Flood Zones 2 and 3, however some areas to the north of the railway line also lie within Flood Zones 2 and 3. The North Wessex Downs AONB is to the north east and north west of the village.

11 sites were promoted in Theale, four of which were assessed as 'not developable within the next 15 years' (**SUL5, THE5, THE6, THE10**). Two sites are located within the settlement boundary (**THE2 and THE9**) and so do not need to be allocated as there is already a presumption in favour of

development. Three sites were promoted for employment development (**THE3, THE4, THE8**) and so will be considered as part of the Employment Land Review.

The remaining two sites are considered to be reasonable alternatives for allocation.

Table 38 SA/SEA Summary for Theale sites

<i>Theale</i>			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
<p>THE1 Whitehart Meadow, High Street, Theale</p> <p><i>40 dwellings (reduced from 100 on landscape grounds)</i></p>	<p>The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. In addition the site is adjacent to the M4, and there are electricity pylons on the site. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.</p>	<p>Effect: Neutral Likelihood: High Scale: Local (Eastern Area) Duration: Permanent Timescale: Long Term</p>	<p>The site is recommended for allocation</p> <p>The site has good access to existing services and facilities in Theale, with good transport links and employment opportunities.</p> <p>The site area has been reduced to take into account the Landscape Sensitivity and Capacity assessment, which states that only the north western part of the site would be suitable for allocation.</p>
<p>THE7 Former Theale Sewage Treatment Works,</p>	<p>The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the</p>	<p>Effect: Neutral Likelihood: High</p>	<p>The site is recommended for allocation</p>

<i>Theale</i>			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
Blossom Lane, Theale <i>60 dwellings (reduced from 70 on landscape grounds)</i>	site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. In addition the site is adjacent to the M4, and there are electricity pylons on the site. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Scale: Local (Eastern Area) Duration: Permanent Timescale: Long Term	The site has good access to existing services and facilities in Theale, with good transport links and employment opportunities and is considered acceptable in landscape terms.

Burghfield

Burghfield Common is one of three Rural Service Centres within the Eastern Area spatial area, and has a range of services and facilities available. It is unique in that it is straddled by two different parishes, Burghfield and Sulhamstead. The Atomic Weapons Establishment (AWE) has a base to the west of Burghfield. Changes to legislation¹⁸ have resulted in the redetermination of the emergency planning arrangements around AWE Burghfield. The Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield now cover the whole of Burghfield Common.

¹⁸ The Radiation (Emergency Preparedness and Public Information) Regulations 2019 <https://www.legislation.gov.uk/uksi/2019/703/contents/made>

Burghfield Parish is designated as a Neighbourhood Area, and Burghfield Parish Council are preparing a Neighbourhood Plan. However, due to the presence of the DEPZ it is not considered appropriate to allocate further sites for housing in Burghfield.

Five sites were promoted in the part of Burghfield Common which falls within Sulhamstead Parish. Four of the sites were assessed as 'not developable within the next 15 years' (SUL2, SUL3, SUL4, SUL6). The remaining site (SUL1) sits within the AWE DEPZ and therefore, it is not considered appropriate for allocation in emergency planning terms.

No additional sites are proposed for allocation in Burghfield Common.

Stratfield Mortimer

Mortimer is one of three Rural service Centres within the Eastern Area spatial area, and has a range of services and facilities. There is a train station to the east of Mortimer which provides connections to Reading and Basingstoke. The village is served by a regular use service to Tadley, Burghfield, Mortimer railway station and Reading. There are local wildlife sites immediately north of the settlement boundary and one south of the recreation ground in the centre of the village.

A Neighbourhood Development Plan for Stratfield Mortimer was adopted in May 2017, and includes allocation for 110 dwellings. The site has only just started to deliver, although outline planning permission has been granted for the whole site and Reserved Matters permission on part of the site. Therefore, it is not considered reasonable to allocate an additional housing requirement for Mortimer within the LPR.

Woolhampton

Woolhampton is one of West Berkshire's Service villages and sits within the East Kennet Valley spatial area. Woolhampton is suitable only for a limited amount of development due to the more limited range of services available. The A4 runs through the village and there is a railway station on the southern edge of the village. There is a frequent bus service that runs along the A4 connecting the village with Newbury and Reading.

The River Kennet and the Kennet and Avon Canal runs to the south of Woolhampton and the area immediately to the south, west and east of the existing settlement boundary lies within flood zone 2 and 3. There are a number of important environmental assets within Woolhampton. There are areas of ancient woodland and two Local Wildlife Sites to the north and west of the village and two SSSIs, one to the south and the other to the west.

Three sites were promoted through the HELAA in Woolhampton, of which two were assessed as 'not developable within the next 15 years' (**MID2**, **MID3**). The remaining site (**MID4**) was considered a reasonable alternative for development.

Table 39 SA/SEA Summary for Woolhampton Sites

Woolhampton			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
MID4 Land north of A4 Bath Road, Woolhampton	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (Eastern Area) Duration: Permanent Timescale: Long Term	The site is recommended for allocation The site is well related to the existing settlement of Woolhampton and is within close proximity to a limited number of services and facilities. A small number of dwellings would be in keeping with the size and function of Woolhampton as a Service Village.

Site Selection Summary for the Eastern Area

Four sites were considered to be reasonable alternatives for allocation in the Eastern Area, of these three sites were considered appropriate for allocation.

The sites to be allocated are set out in SP14 Sites allocated for residential development in Eastern Area

Table 40 SA/SEA Summary for Site Allocation Policy (Eastern Area)

SP14 Sites allocated for Residential & Mixed-Use Development in Eastern Area (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to social sustainability due to the provision of sites to deliver new houses to meet local needs and in relation to accessibility to community services and facilities. There is also likely to be a positive impact on economic sustainability as the policy will support the viability and vitality of town and village centres. A potential negative environmental sustainability impact has been identified in relation to the use of PDL as the sites are all allocated on greenfield land.	Overall Effect: Neutral Likelihood: High Scale: Local (Eastern Area) Duration: Permanent Timing: Long Term

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below:

Table 41 SA/SEA Summary for Site Policies (Eastern Area)

Summary of SA/SEA for Residential Site Policies for the Eastern Area (See Appendix 7 for the full SA/SEA)	
RSA6 Stonehams Farm, Long Lane, Tilehurst (Site A)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Tilehurst) Duration: Permanent Timing: Long Term
RSA7 72 Purley Rise, Purley on Thames	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Purley on Thames) Duration: Permanent Timing: Long Term
RSA8 Land adjacent to Bath Road and Dorking Way, Calcot	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, and provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Calcot) Duration: Permanent Timing: Long Term
RSA9 Land between A340 and The Green, Theale	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Theale) Duration: Permanent Timing: Long Term

<p>RSA10 Whitehart Meadow, Theale</p> <p>The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.</p>	<p>Summary of effects</p> <p>Overall Effect: Positive Likelihood: High Scale: Local (Theale) Duration: Permanent Timing: Long Term</p>
<p>RSA11 Former Sewage Treatment Works, Thaele</p> <p>The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.</p>	<p>Summary of effects</p> <p>Overall Effect: Positive Likelihood: High Scale: Local (Theale) Duration: Permanent Timing: Long Term</p>
<p>RSA12 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common</p> <p>The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.</p>	<p>Overall Effect: Positive Likelihood: High Scale: Local (Burghfield Common) Duration: Permanent Timing: Long Term</p>
<p>RSA13 Land north of A4 Bath Road, Woolhampton</p> <p>The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape, historic environment benefits while minimising opportunities</p>	<p>Overall Effect: Positive Likelihood: High Scale: Local (Woolhampton) Duration: Permanent Timing: Long Term</p>

for pollution. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified.	
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North Wessex Downs Area of Outstanding Natural Beauty

There are a number of settlements in the settlement hierarchy within the North Wessex Downs AONB. Of these four are within designated Neighbourhood Areas (Compton, Hermitage, Hungerford and Lambourn).

Hungerford

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

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

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

Hungerford Parish is designated as a Neighbourhood Area, and Hungerford Town Council are preparing a neighbourhood plan which will include residential allocations. The Council have allocated Hungerford Parish Council 55 dwellings to find sites for through the Neighbourhood Plan, and site selection work will therefore be undertaken by the Parish Council.

Lambourn

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

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

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

Lambourn Parish is designated as a Neighbourhood Area, and Lambourn Parish Council are preparing a neighbourhood plan which will include residential allocations. The Council have allocated Lambourn Parish Council 25 dwellings to find sites for through the Neighbourhood Plan, and site selection work will therefore be undertaken by the Parish Council.

Pangbourne

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

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

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

Seven sites in Pangbourne were promoted through the HELAA process (PAN1, PAN3-8) and six were assessed to be 'not developable within the next 15 years' (PAN1, PAN4, PAN6-8). No sites were ruled out through the automatic exclusion part of the site assessment criteria.

The remaining site, PAN5 is largely located within flood zones 2 and 3. As a result the sequential test has been carried out, and it has determined that there are other more sequentially appropriate sites in the district that could be allocated and so the site is not considered to be a reasonable alternative for allocation.

Bradfield Southend

Bradfield Southend is one of West Berkshire's service villages and sits within the eastern part of the North Wessex Downs AONB. As a service village, Bradfield Southend is suitable only for a limited amount of development due to the more limited range of services available. There are limited public transport opportunities in the village with a two hourly bus service.

The River Pang runs to the south of the village and the area immediately around the river lies in flood zones 2 and 3. There are a number of environmental assets in the village with areas of ancient woodland and a Local Wildlife site to the south.

Seven sites were promoted in Bradfield Southend, of which two were assessed as 'not developable within the next 15 years' (**BRAD1 and BRAD7**). One site is located within the settlement boundary (**BRAD4**) and so does not need to be allocated as there is already a presumption in favour of development. The remaining four sites (**BRAD2, BRAD3, BRAD5, BRAD6**) are considered to be reasonable alternatives.

Table 42 SA/SEA summary for Bradfield Southend

Bradfield Southend			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)		Recommendation and Justification
BRAD2 Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is not recommended for allocation There are concerns regarding the cumulative impact of development of this site alongside BRAD5 given the AONB location. BRAD5 is considered to be a more appropriate site in landscape terms. A covenant is present on the site which could impact on the deliverability of the site.
BRAD3 Land south of Crack Willow House & south of Trotman Cottages, Heath Road, Bradfield	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent	The site is not recommended for allocation There are concerns regarding the cumulative impact of development of this site alongside BRAD5 and BRAD2 given the AONB location. The site would need

	provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Timescale: Long Term	to be developed in conjunction with BRAD2. BRAD5 is considered to be a more appropriate site in landscape terms. A covenant is present on the site which could impact on the deliverability of the site.
BRAD5 Land north of Southend Road, Bradfield Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is recommended for allocation The site is considered suitable for development in landscape terms, subject to mitigation measures. The site is well located for services and facilities in Bradfield Southend.
BRAD6 Land to the rear of Ash Grove, Bradfield Southend	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A negative impact has also been identified in relation to whether accessible access to the site can be provided. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is not recommended for allocation Development of this site would result in an incongruous extension far beyond the settlement resulting in harm to the AONB. There are also significantly highway concerns regarding access to the site. A covenant is present on the site which could impact on the deliverability of the site.

Chieveley

Chieveley is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. As a service village, Bradfield Southend is suitable only for a limited amount of development due to the more limited range of services available. The village is located to the north west of junction 13 of the M4, with the A34 passing to the east of the village.

The whole village is within flood zone 1 as there are no water courses in the village. Small areas of the village are within a surface water flood risk area and there is anecdotal evidence of highway flooding in the village. The centre of the village is within a conservation area.

Eight sites were promoted in Chieveley. Six were assessed as 'not developable within the next 15 years' (**CHI1, CHI5, CHI6, CHI7, CHI8, CHI20**). One site is within the settlement boundary (**CHI4**) and so does not need to be allocated as there is already a presumption in favour of development. The remaining site (**CHI23**) is considered as a reasonable alternative for development.

Table 43 SA/SEA Summary of Chieveley Sites

Chieveley			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary	Recommendation and Justification
CHI23 Land at Chieveley Glebe, Chieveley	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and its proximity to the conservation area and other heritage assets. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is recommended for allocation Part of the site (along the north side of East Lane) is considered suitable for development subject to mitigation measures.

Compton

Compton is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. It is a historic village with medieval origins, with a conservation area and many listed buildings. The village has a good range of service and facilities for its size, with a primary and secondary school, a pub, shop and a number of social facilities. Compton is located close to the M4 and A34, however the local roads are rural in nature and not suitable for heavy traffic.

Parts of Compton lie within Flood zone 2 and 3 and there are issues of groundwater and surface water. The village was badly affected by flooding in February 2014.

Compton has an 'opportunity site' at the Pirbright Institute which is expected to close shortly and come forward for mixed use development during the plan period. Redevelopment of the site in accordance with the adopted SPD provides the opportunity to positively enhance many aspects of sustainability. This means that Compton has a greater level of growth than would normally be expected in a service village. The site was allocated for development for 140 dwellings in the Housing Site Allocations DPD. Planning permission was recently granted for 160 dwellings on the site. As development has not yet commenced the site will be rolled forward into the LPR.

Compton Parish is designated as a Neighbourhood Area and the Compton Neighbourhood Plan was adopted in February 2022. The Neighbourhood Plan does not allocate sites due to the allocation of the Pirbright site in the Housing Site Allocations DPD, which will be rolled forward into the LPR. Due to the scale of this development it is not considered appropriate for further allocations within Compton in the plan period.

Great Shefford

Great Shefford is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. The A338 runs through the village and there are intermittent bus services to Newbury.

The River Lambourn flows through the centre of the village and an ordinary water course flows from the north to meet the river Lambourn just to the east of the village. The areas adjacent to the rivers are within flood zones 2 and 3. The majority of the village is at risk of surface water flooding. There is a history of flooding in the village and flooding in January/February 2014 led to the village being largely cut off due to a number of road closures. A flood mitigation scheme is proposed for the village.

Two sites were promoted in Great Shefford, one of which was assessed as 'not developable within the next 15 years' (**GS2**). The other site (**GS1**) is considered to be a reasonable alternative for development.

Table 44 SA/SEA of Great Shefford Sites

Great Shefford			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
GS1 Land west of Spring Meadows, Great Shefford	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on	Effect: Neutral Likelihood: High Scale: Local (AONB)	The site is recommended for allocation Part of the site is considered suitable for development in landscape terms, subject to

	environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Duration: Permanent Timescale: Long Term	mitigation measures. The site is well related to local services and facilities in Great Shefford.
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Hermitage

Hermitage is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. The village is close to the M4 and A34, with limited public transport opportunities, although there is an intermittent bus service.

The village is not at risk of fluvial flooding as there are no water courses in the village, however, some areas of the village are at risk of surface water flooding. There are a number of environmental assets within Hermitage, with areas of ancient woodland to the west and Local Wildlife sites to the west, north and south.

Hermitage is designated as a Neighbourhood Area and Hermitage Parish Council are preparing a Neighbourhood Plan, however, the parish council have decided that they do not wish to allocate sites within the Neighbourhood Plan. As a result the LPR will consider suitable sites for allocation in Hermitage.

Six sites were promoted in Hermitage. Four of these were assessed as 'not developable within the next 15 years'. The remaining two sites are considered to be reasonable alternatives for development.

Table 45 SA/SEA Summary of Hermitage Sites

Hermitage			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
HER4 Land adjacent to	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are	Effect: Neutral Likelihood: High	The site is recommended for allocation

Hermitage			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
Station Road, Hermitage	identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is well related to the Service Village of Hermitage, and part of the site is considered suitable for development in landscape terms, subject to mitigation measures.
HER5 Land at Kiln Farm, hermitage	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is not recommended for allocation Development of the site is considered too great for the village when considered alongside other sites in the village. Landscape advice states that if a choice was to be made between HER4 and HER5 in relation to allocation HER4 would be preferable.

Hermitage			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
	may be able to be mitigated but further would be needed to determine what would be required.		

Kintbury

Kintbury is one of the West Berkshire's service villages and sits within the North Wessex Downs AONB. The village is located to the south of the A4 with a railway station to the north with links to Newbury, Reading and London to the east and Bedwyn to the west.

The River Kennet and the Kennet and Avon canal lie to the north of the village. Flood zones are predominantly north of the railway line and so away from the village itself. The majority of the village is within a groundwater emergency zone, with small area of surface water flood risk. The river Kennet at this point is a SSSI. The northern and central part of the village is in a conservation area.

Four sites were promoted in Kintbury. One site was assessed as 'not developable within the next 15 years' (**KIN5**). The remaining sites (**KIN3**, **KIN4**, **KIN6**) were considered to be reasonable alternatives.

Table 46 SA/SEA Summary of Kintbury Sites

Kintbury			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
KIN3 Land east of Kiln Farm, Kintbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is not recommended for allocation Although the site is considered acceptable for some development in landscape terms only a limited amount of development is considered acceptable for Kintbury given its status as a Service Village and other sites put forward are considered more acceptable.
KIN4 Land north of Kiln	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are	Effect: Neutral Likelihood: High	The site is not recommended for allocation

Kintbury			
Site	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)	Summary of Effects	Recommendation and Justification
House, Laylands Green, Kintbury	identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Scale: Local (AONB) Duration: Permanent Timescale: Long Term	Although the site is considered acceptable for some development in landscape terms only a limited amount of development is considered acceptable for Kintbury given its status as a Service Village and other sites put forward are considered more acceptable. The site is detached from the main existing settlement and development would take away from the rural character and clear linear pattern of the existing development.
KIN6 Land adjoining The Haven, Kintbury	The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.	Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timescale: Long Term	The site is recommended for allocation The site is well related to the existing settlement and subject to mitigation measures is suitable in landscape terms. The site is close to local service and facilities. Initial highways concerns have been overcome and adequate access can be provided to the site.

Site selection summary for the AONB

12 sites were considered to be reasonable alternatives for allocation in the AONB, with five sites being proposed for allocation.

The sites to be allocated are set out in SP15 Sites allocated for residential development in AONB

Table 47 SA/SEA summary for AONB site allocation policy

SP15 Sites allocated for Residential & Mixed-Use Development in the North Wessex Downs AONB (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Positive impacts have been identified in relation to social sustainability due to the provision of sites to deliver new houses to meet local needs and in relation to accessibility to community services and facilities. There is also likely to be a positive impact on economic sustainability as the policy will support the viability and vitality of town and village centres. A potential negative environmental sustainability impact has been identified in relation to the use of PDL as the sites are all allocated on greenfield land.	Overall Effect: Neutral Likelihood: High Scale: Local (AONB) Duration: Permanent Timing: Long Term

Each allocated site has a dedicated policy. These have been subject to SA/SEA and a summary is set out below:

Table 48 SA/SEA Summary for Site Policies (AONB)

SA/SEA Summary for Residential Site Allocation Policies in the AONB (See Appendix 7 for the full SA/SEA)	
RSA14 Land adjoining Lynch Lane, Lambourn	Summary of effects
The policy is likely to have an overall positive impact on sustainability. Significantly positive sustainability impacts have been identified in relation to flood risk and for the specification that there should be a mix of types and sizes of dwellings on the site, taking particular account of the needs of the horseracing industry. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits while minimising opportunities for pollution. Economic sustainability will benefit from new development as it seeks to provide accommodation for those involved in the racehorse industry. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Lambourn) Duration: Permanent Timing: Long Term
RSA15 Land at Newbury Road, Lambourn	
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: neutral Likelihood: High Scale: Local (Lambourn) Duration: Permanent Timing: Long Term
RSA16 Land North of Southend Road, Bradfield Southend	
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures	Overall Effect: Neutral Likelihood: High Scale: Local (Bradfield Southend)

required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. No negative sustainability impacts have been identified.	Duration: Permanent Timing: Long Term
RSA17 Land at Chieveley Glebe, Chieveley	
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Chieveley) Duration: Permanent Timing: Long Term
RSA18 Pirbright Institute Site, High Street, Compton	
The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Compton) Duration: Permanent Timing: Long Term
RSA19 Land west of Spring Meadows, Great Shefford	
The policy is likely to have an overall positive impact on sustainability. A significantly positive impact on all element of sustainability has been identified in relation to flood risk mitigation measures. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Great Shefford) Duration: Permanent Timing: Long Term
RSA20 Land off Charlotte Close, Hermitage	
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Hermitage) Duration: Permanent Timing: Long Term
RSA21 Land to the south east of the Old Farmhouse, Hermitage	
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the	Overall Effect: Positive Likelihood: High Scale: Local (Hermitage)

measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Duration: Permanent Timing: Long Term
RSA22 Land adjacent to Station Road, Hermitage	
The policy is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.	Overall Effect: Positive Likelihood: High Scale: Local (Hermitage) Duration: Permanent Timing: Long Term
RSA23 Land adjoining The Haven, Kintbury	
The policy is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity and landscape benefits. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Chieveley) Duration: Permanent Timing: Long Term

Gypsies, Travellers and Travelling Showpeople

No new sites for Gypsies, Travellers and Travelling Showpeople were submitted for consideration in the HELAA. Therefore, no new allocations have been considered.

Table 49 Gypsy, Travellers and Travelling Showpeople Sites and SA/SEA summary

<i>Gypsy, Travellers and Travelling Showpeople Sites</i>			
HSA Site Reference	Site Address	Notes	Summary of SA/SEA (See Appendix 8b for the full SA/SEA)
TS1	New Stocks Farm, Paices Hill	Allocation to be carried forward	The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide plots for travelling showpeople and accessibility to community facilities. Positive environmental sustainability impacts have also been identified as the site is a brownfield site. No negative sustainability impacts have been identified.

TS2	Long Copse Farm, Enborne	Allocation to be carried forward	The site is likely to have an overall neutral impact on sustainability. Positive social sustainability impacts have been identified in relation to the provision of specialist housing as the development of the site would provide plots for travelling showpeople and accessibility to community facilities. Negative impacts have been identified in relation to flood risk and opportunities for sustainable travel. Issues relating to flood risk can be mitigated and development would need to take place outside of the flood risk areas.
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Site policies have been developed for the sites and a summary is shown below:

Table 50 SA/SEA Summary for Gypsy, Travellers and Travelling showpeople site allocations

SA/SEA summary for Gypsy, Travellers and Travelling Showpeople site allocation policies (See Appendix 7 for the full SA/SEA)	
RSA24 New Stocks Farm, Paices Hill, Aldermaston	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent pitches for Gypsies and Travellers. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality and social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Aldermaston) Duration: Permanent Timing: Long Term
RSA25 Long Copse Farm, Enborne	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is identified as the policy seeks to allocate a site for permanent pitches for Travelling Showpeople. A number of positive environmental sustainability impacts have been identified in relation to maintaining soil and water quality as well as benefits for landscape and biodiversity. A number of social sustainability in relation to improving access to local services and facilities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Enborne) Duration: Permanent Timing: Long Term

5.3.3 Housing Type and Mix

The Core Strategy included a policy on Housing Type and Mix. The Regulation 18 scoping report stated that the principles of the policy should be carried forward, with further clarification added to the policy for development management purposes.

The Berkshire Strategic Housing Market Assessment (SHMA)¹⁹ and subsequent Updated Housing Needs Evidence identified the mix of new homes required and the need for specialist housing. It is considered important that there is an up to date policy in the plan that sets out the type and mix of housing required to meet the needs of those living in West Berkshire, as a result no other options have been considered for this policy.

¹⁹ Berkshire Strategic Housing Market Assessment (SHMA) <https://www.westberks.gov.uk/shma>

The policy has been subject to SA/SEA and a summary is set out below:

Table 51 SA/SEA Summary of Housing Type and Mix policy

SP18 Housing type and mix (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to provide a range of housing types and mix to support local needs. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.3.4 Affordable Housing

The provision of affordable housing is seen as a priority in West Berkshire as housing has wide implications on health, education and employment opportunities, but house prices are generally high in West Berkshire. Since the Core Strategy policy (CS5) was written there have been a number of changes to affordable housing through the Written Ministerial Statement and the White Paper. As a result it is not considered appropriate to continue with the existing Core Strategy policy and a new, updated policy has been drafted. The new policy takes into account the affordable housing need as assessed in the Berkshire Strategic Housing Market Assessment (SHMA) and the Updated Housing Needs Evidence.²⁰

Table 52 SA/SEA Summary of Affordable Housing Policy

SP19 Affordable Housing (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability through the provision of affordable housing across the district. There are also likely to be positive environmental sustainability impacts as the new affordable homes will need to be built to net zero carbon standards. Positive economic sustainability impacts will also occur as the policy will support the viability and vitality of town and village centres through the delivery of affordable homes in these areas.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

5.4 Fostering economic growth and supporting local communities

5.4.1 Strategic approach to employment land

The West Berkshire District Local Plan 1991 – 2022 (Saved Policies 2007) (WBDLP) and Core Strategy (2012) (CS) had a number of policies relating to employment land (ECON5 Town Centre commercial areas, ECON6 Future of the former Greenham Common Airbase, SHOP1 Non retail uses in primary shopping frontages, SHOP3 retain areas and retail warehousing, CS9 Location and Type of Business Development and CS11 Hierarchy of centres). The overall strategic approach remains as with the WBDLP and the CS to direct business development and employment land to existing settlements and within DEAs as this approach is seen as working well.

²⁰ Berkshire Strategic Housing Market Assessment (SHMA) <https://www.westberks.gov.uk/shma>

At Reg 18 two options were considered:

1. Retain separate policies for employment land and town centres
2. Combine all employment land and town centre policies into a single policy.

An SA/SEA was carried out for these two options with a summary set out below:

Table 53 SA/SEA Summary for Strategic Approach to Employment Land

Options	SA Summary (See Appendix 4 for the full SA/SEA)	Approach taken forward
<p>1: Retain separate policies for employment land and town centres</p>	<p>This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development and on efficiency of land use. A positive impact has also been identified in relation to social sustainability as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.</p>	<p>This approach has been taken forward</p> <p>At Reg 18 this option was not taken forward. However, following comments made at Reg 18 and updated Employment Land evidence (taking into account Brexit and Covid-19) this option is considered to provide a clearer and more succinct approach to delivering economic development across the district as specific details can be included in each policy rather than a more general and generic policy.</p>
<p>2: Combine all employment land and town centres policies into a single policy</p>	<p>This option is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy is specifically aimed at economic development. A positive impact has also been identified in relation to economic sustainability in relation to efficient use of land. Positive social sustainability impacts have been identified as the policy seeks to ensure accessibility to community facilities, and sustainable travel options.</p>	<p>This approach has not been taken forward</p> <p>This option was originally taken forward at Reg 18, as it was considered that a single policing covering all economic development would help to streamline the plan. However, as above, it is now considered separate policies provide a clearer and more succinct approach.</p>

A summary of the SA/SEA of the policy is set out below.

Table 54 SA/SEA Summary for Strategic Approach to Employment Land policy

SP20 Strategic approach to employment land (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impacts has been identified in relation to economic sustainability as the policy seeks to set out the strategy for employment land across the district. Positive impacts have been identified in relation to environmental sustainability as the policy promotes the reuse of PDL over greenfield sites. No negative sustainability impacts have been identified	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

Consideration of the town centre policy is considered in section 5.4.3

5.4.2 Employment Site Allocations

42 sites were submitted for consideration as employment sites within the LPR. The site assessments can be found within the HELAA. Of the sites submitted, 1 site was automatically excluded (**BUR16**) due to the presence of a high pressure gas pipeline, 20 sites were considered unsuitable for development in landscape terms (**BEEN4, BEEN6, BEEN11, CHI3, CHI24, CHI27, THA11, THA19, THA23, THE8**), highways concerns (**CA6, CHI13, CHI15, THA3, THA4**), settlement pattern (**SPE1**) and flood risk (**SUL5, THE5, THE6, THE10**). One site is within the settlement boundary (**NEW1**), one site is to be allocated for residential development (**THE11**) and one site has planning permission and has been built out (**THE4**). One site (**CHI26**) was withdrawn by the site promoter and is no longer available. The site promoter confirmed that only part of **BEEN3** is available and part of **BEEN5** is available, therefore in the table below part of **BEEN3** and part of **BEEN5** have been combined into a single site for consideration as an allocation.

The remaining 16 sites were considered as reasonable alternatives for allocation for employment uses. These sites have been subject to SA/SEA. A summary of the SA/SEA:

Table 55 SA/SEA Summary for employment sites

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
ALD3 Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to	<p>The site will not be taken forward</p> <p>The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.</p>

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
	sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	
ALD6 Land off Benyon Road, Easter Park	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, however, policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car. The site is also a greenfield site, which will result in negative impacts on environmental sustainability.	<p>The site will not be taken forward</p> <p>The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.</p>
ALD8 Land south of Youngs Industrial Estate, Paices Hill, Aldermaston	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield which also result in a positive sustainability impact through making best use of existing land. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown. Policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	<p>The site will not be taken forward</p> <p>The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.</p>
ALD10 Strawberry Farm, Burghfield Road, Tadley	The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. As the final use of the site is unknown there are a number of unknown sustainability impacts particularly in relation to environmental sustainability. Mitigation measures will be required to ensure no negative impacts result from development of the site. There are potential negative impacts in relation to the development of a greenfield site and in relation to traffic	<p>The site will not be taken forward</p> <p>The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.</p>

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
	<p>movements to/from the site. However, with appropriate mitigation the overall impact should be neutral.</p>	
<p>Part BEEN3 & part of BEEN5, Beenham Landfill, Pips Way, Beenham</p>	<p>The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. Although the site is an existing waste site, so loss of the site to another employment use needs to be considered. There are a number of unknown environmental impacts as the final use of the site is not known, mitigation measures will be required to ensure there are no negative impacts.</p>	<p>The site is recommended for allocation</p> <p>The site is considered suitable for development and is adjacent to an existing DEA and in an area attractive to occupiers/developers with good access to the highway network.</p> <p>While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures.</p> <p>There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.</p>
<p>BEEN10 Northway Porsche, Grange Lane, Beenham</p>	<p>The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is a greenfield site which would result in negative environmental sustainability impacts. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. The site is in the AONB and therefore, without adequate mitigation there is potential for a negative impact on environmental sustainability due to the potential landscape impact.</p>	<p>The site is recommended for allocation</p> <p>The site is considered suitable for development it is adjacent to an existing DEA and in an area attractive to occupiers/developers with good access to the highway network.</p> <p>While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures.</p> <p>There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.</p>

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
BRIM3 Larkwhistle Farm, Brimpton Road, Brimpton	Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, as well as the loss of a greenfield site. Mitigation measures would be required.	The site will not be taken forward The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.
BUR12 Land at Green Park, Kirtons Farm Road, Reading	Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is known. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the flood risk on the site and the loss of greenfield Grade 3 agricultural land, which would result in mitigation measures being required.	The site will not be taken forward The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.
BUR14 Herons Nest, Station Road, Theale	Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is known. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the flood risk on the site and the loss of greenfield Grade 3 agricultural land, which would result in mitigation measures being required.	The site will not be taken forward The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.
CHI9 The Old Nursery, Bradley	Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of	This site is not recommended for allocation

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
Court Lane, Chieveley	unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, potential for mineral resources and use of a greenfield site as well as the site being within the AONB. Mitigation measures will be required.	The site is a small isolated site in the AONB and does not meet the overall strategy set out in the LPR.
LAM6 Land west of Ramsbury Road, Walkers Logistics Holding Ltd, Membury, Lambourn Woodlands	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts and could result in positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	<p>The site is recommended for allocation</p> <p>The site is considered suitable for development it is adjacent to an existing DEA.</p> <p>While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures.</p> <p>There is an overriding need for additional employment for industrial uses within the district and therefore, exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.</p>
LAM10 Land south of Trinity Grain, Ramsbury Road, Membury	Overall development of the site would have a neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site and its location in the AONB as a greenfield site. Mitigation measures would be required.	<p>The site is recommended for allocation</p> <p>The site is considered suitable for development it is adjacent to an existing DEA.</p> <p>While the site is within the AONB, it is considered suitable for allocation in landscape terms subject to mitigation measures.</p> <p>There is an overriding need for additional employment for industrial uses within the district and therefore,</p>

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
		exceptional circumstances (NPPF Para 177) can be demonstrated regarding the allocation of the site within the AONB.
MID5 Land east of Colthrop Industrial Estate, south of A4 Bath Road, Thatcham	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.	<p>The site is recommended for allocation</p> <p>The site is considered suitable for development, it is adjacent to an existing DEA with good transport links and is attractive to occupiers.</p>
PAD4 Land adjacent to Padworth Waste Centre, Padworth Lane, Lower Padworth	The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact.	<p>The site is recommended for allocation</p> <p>The site is brownfield site considered suitable for development, with good transport links. It is in an area attractive to occupiers.</p>
SM8 Perrins Farm, Beech Hill, Mortimer	The site is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as development of the site would result in employment development. There are a number of unknown impacts on environmental sustainability as the impact would depend on the final use of the site, especially in terms of water consumption and energy use. The rural nature of the site means that there are potentially negative impacts identified in relation to social sustainability as a result of potential road safety and sustainable travel options.	<p>This site is not recommended for allocation</p> <p>The site is located within the AWE DEPZ and therefore, it is not considered suitable for development.</p>
THA24 Land at Lower Way Farm, Thatcham	Development of the site would result in an overall neutral impact, with a positive impact on economic sustainability as the site is promoted for redevelopment of an existing employment area. There are	<p>The site is not recommended for allocation</p>

Site	Summary of SA/SEA (See Appendix 8c for the full SA/SEA)	Recommendation and Justification
	opportunities for the impact of development to improve the current situation in terms of social and environmental sustainability through delivery of mitigation measures. No negative sustainability impacts have been identified.	The site is in existing employment use for small scale independent businesses. Allocation of the site would not be consistent with the strategy for employment allocations set out in the LPR.

Site Selection Summary

The SA/SEA of the specific sites shows that for all potential employment sites the impacts are largely neutral, with positive or significantly positive impacts on economic sustainability.

Eight sites (**ALD3, ALD6, ALD8, ALD10, BRIM3, BUR12, BUR14, SM8**) are located within the AWE DEPZ and therefore, while they are unlikely to have any negative sustainability impacts, the risk factors related to the DEPZ means that allocation of these sites is not currently considered appropriate from an Emergency Planning point of view.

CHI9 is a small scale, isolated rural site, and while **THA24** is an existing employment site sitting within an identified settlement gap and therefore, neither site is considered suitable for allocation in the LPR.

Six sites are proposed for allocation, all of which will result in significantly positive impacts on economic sustainability. **PAD4** is a brownfield site is a suitable location, with no negative sustainability impacts identified. **MID5** is also considered a suitable site for allocation as it is adjacent to an existing designated employment area with no negative sustainability impacts. The remaining four sites (**part BEEN3/partBEEN5, BEEN10, LAM6, LAM10**) are all located within the AONB and therefore, the exceptions test in line with paragraph 177 of the NPPF has been carried out²¹. All four sites have been subject to site specific landscape assessments and are considered appropriate for development, in part, subject to landscape mitigation. Part BEEN3/part BEEN5, BEEN10, LAM6 and LAM10 are all adjacent to an existing DEA. In addition, the sites in Beenham (part BEEN3/part BEEN5 and BEEN10) are well connected in terms of access to the highway network. For all these sites, there are no significant constraints to development that cannot be mitigated.

Policy **SP21 Sites Allocated for Employment Land** sets out the details of the sites to be allocated. It has been subject to SA/SEA and a summary is included below:

Table 56 SA/SEA Summary of Employment Land Site Allocations Policy

SP21 Sites Allocated for Employment Land (See Appendix 5 for the full SA/SEA)	Summary of effects
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²¹ Employment background paper <https://www.westberks.gov.uk/local-plan-evidence>

<p>The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts are identified on economic sustainability as the policy seeks to allocate sites for employment uses and safeguard existing employment areas. Positive sustainability impacts have also been identified in relation to environmental sustainability as the allocations make best use of PDL where this is available. No negative sustainability impacts have been identified.</p>	<p>Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term</p>
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Site policies have been developed for the individual allocated employment sites these have been subject to SA/SEA and a summary is included below:

Table 57 SA/SEA Summary of Allocated site policies (Employment)

SA/SEA Summary of Employment Allocated site policies (See Appendix 7 for the full SA/SEA)	
ESA1 Land east of Colthrop Industrial Estate, Thatcham (MID5)	Summary of effects
<p>The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.</p>	<p>Overall Effect: Neutral Likelihood: High Scale: Local (Thatcham) Duration: Permanent Timing: Long Term</p>
ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands (LAM6)	Summary of effects
<p>The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety and the promotion of sustainable travel. No negative sustainability impacts have been identified.</p>	<p>Overall Effect: Neutral Likelihood: High Scale: Local (Lambourn) Duration: Permanent Timing: Long Term</p>
ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands (LAM10)	Summary of effects
<p>The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.</p>	<p>Overall Effect: Neutral Likelihood: High Scale: Local (Chieveley) Duration: Permanent Timing: Long Term</p>
ESA4 Beenham Landfill, Pips Way, Beenham	
<p>The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have</p>	<p>Overall Effect: Neutral Likelihood: High Scale: Local (Beenham)</p>

also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	Duration: Permanent Timing: Long Term
ESA5 Northway Porsche, Grange Lane, Beenham (BEEN10)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Beenham) Duration: Permanent Timing: Long Term
ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth (PAD4)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Local (Padworth) Duration: Permanent Timing: Long Term

5.4.3 Town and District Centres

Policy CS11 of the Core Strategy and ECON5 of the WBDLP were reviewed as part of the Regulation 18 scoping for the LPR. While the principles of the policies are still relevant it was agreed that they needed to take into account the updated evidence of the Western Berkshire Retail and Commercial Leisure Assessment 2016 and changes in the planning system since the previous Local Plan and Core Strategy documents were prepared. As a result a new policy has been drafted, based on the details included in the previous policies and that set out within SP20 at Regulation 18 of the LPR. No other alternatives have been considered.

Table 58 SA/SEA Summary for Town and District Centres

SP22 Town and District Centres (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact is likely in relation to economic sustainability as the policy sees to protect the viability and vitality of the District's centres. There is also likely to be a positive impact on economic sustainability through supporting businesses in the District's centres. Positive impacts have also been identified in relation to environmental sustainability and social sustainability as the policy seeks to protect local character and the historic environment as well as protecting local services and facilities. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.4.4 Transport

Policies CS13, TRANS1a, TRANS1 and TRANS3 were reviewed as part of the Regulation 18 scoping for the LPR. As the principles of the policy were considered to still be appropriate no alternative options have been considered, but the policy has been updated to ensure that it complies with current national policy and any relevant local evidence. A summary of the SA/SEA of the policy wording is set out in table 59 below.

The policy has been reviewed and updated following the Dec 2022 Reg 18 consultation. No changes to the SA/SEA are necessary as a result of the changes to the policy.

Table 59 SA/SEA Summary for Transport Policy

SP 23 Transport (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have a positive impact on all sustainability objectives as it seeks to promote and encourage the use of sustainable modes of travel, such as walking, cycling and the use of public transport over car use. A number of indirectly positive environmental impacts have also been identified, which relate to benefits that a reduction in car use would have that are not directly related to the policy. No negative impacts have been identified as a result of this policy.	Overall Effect: Positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

5.4.5 Infrastructure Requirements and delivery

Policy CS5 was reviewed as part of the Regulation 18 scoping for the LPR. The principles of the policy are considered to still be appropriate but stronger links to the CIL policy are considered necessary. No alternative options were considered. A summary of the policy wording is set out in table x below.

Table 60 SA/SEA Summary for Infrastructure Requirements and Delivery Policy

SP24 Infrastructure Requirements and Delivery (See Appendix 5 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall positive impact on all elements of sustainability. A number of significantly positive impacts are predicted particularly in relation to social sustainability through the provision of infrastructure to support new developments and local communities. There are also a number of unknown impacts as the policy does not specifically deal with those areas, but may have an indirectly positive impact as a result of the aims of the policy to deliver infrastructure to support development. No negative impacts have been identified.	Overall Effect: Positive Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

5.5 Development Management Policies

The Development Management policies are seen as important policies to manage development in West Berkshire and so the only reasonable alternative considered, is to include these policies. Although elements of these topic areas are covered by national policy, it was seen as important to include a local context to the policy requirements. Each policy has been assessed and a summary is set out below (the full assessment is set out in

appendix 6). Some of these policies update existing policies included with the Local Plan Saved policies, the Core Strategy and the Housing Site Allocations DPD, but others are new.

DM1: Residential Development in the Countryside

Policy C1 was included within the Housing Site Allocations DPD covering the same topic. The policy is considered to be important given the rural nature of West Berkshire and so the principles of the policy will be carried forward. Some updates to the policy are required to ensure that it works to the best of its ability to manage development in the Countryside. A summary of the SA/SEA is set out below:

Table 61 SA/SEA Summary of DM1 Development in the Countryside

Policy DM1 Development in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A number of positive or significantly positive sustainability impacts have been identified, particularly in relation to environmental sustainability in relation to landscape and heritage, but also for economic sustainability in relation to the redevelopment of existing land and development where there is a local need. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM2 Separation of Settlements around Newbury and Thatcham

This is a new policy to be included in the plan as a result of comments made as part of the Reg 18 consultation stating that the separate identities of Newbury and Thatcham should be retained. Landscape work has been carried out to determine where the gaps should be protected.

Table 62 SA/SEA Summary of DM2 Separation of Settlements

Policy DM2 Separation of Settlements around Newbury & Thatcham (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as the policy seeks to retain green gaps between the settlements of Newbury and Thatcham to retain their separate identities. This will result in positive impacts for landscape character and biodiversity. Potential negative sustainability impacts have been identified in relation to social sustainability as the policy restricts development in these areas.	Overall Effect: Neutral Likelihood: Medium Scale: Local (Newbury & Thatcham) Duration: Permanent Timing: Long Term

DM3 Health and Wellbeing

This is a new policy to be included in the plan as a result of updates to the NPPF which state that policies should make sufficient provision for community facilities, including health infrastructure (Para 20) and should aim to achieve healthy, inclusive and save places which enable and support healthy lifestyles. As a result no other alternatives have been considered. A summary of the SA/SEA of the policy wording is given in table?

Table 63 SA/SEA Summary of DM3 Health and Wellbeing

Policy DM3 Health and Wellbeing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A number of positive impacts are identified in relation to social sustainability as the policy seeks to promote and support health and wellbeing. There are	Overall Effect: Neutral Likelihood: Medium

likely to be neutral impacts on economic and environmental sustainability as a result of the policy. However in combination with other policies in the plan, there could be a positive impact on all elements of sustainability.	Scale: District Wide Duration: Permanent Timing: Long Term
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DM4 Building Sustainable Homes and Businesses

Policy CS15 was included in the Core Strategy, however, the Government withdrew the Code for Sustainable Homes in 2015 which means that large parts of the policy are no longer relevant to planning decisions. As a result the policy approach needs to be updated in light of national policy changes, including evidence related to zero carbon.

Table 64 SA/SEA Summary of DM4 Building Sustainable Homes and Businesses

Policy DM4 Building Sustainable Homes and Businesses (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive environmental sustainability impacts as a result of the policy’s requirements for energy efficiently and climate change mitigation. There are also a number of positive environmental sustainability impacts as a result of the policy requiring consideration of the natural environment in relation to air and soil quality and noise. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM5 Environmental Nuisance and pollution control

Policy OVS5 was included in the Local Plan Saved Policies, while the principles of the policy are still relevant the age of the saved policy means that the policy has been updated for the LPR. A summary of the SA/SEA is set out below:

Table 65 SA/SEA Summary of DM5 Environmental Nuisance and Pollution Control

Policy DM5 Environmental Nuisance & pollution control (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, with a significantly positive impact on environmental sustainability as it seeks to ensure no environmental nuisance or pollution occurs as a result of development. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM6 Water Quality

This is a new policy proposed for inclusion in the LPR. The policy has been included in the plan as a result of the Water Framework Directive, which includes requirements to improve the water quality of water bodies above and below ground. As there is nothing in the current plan to reflect these requirements a new policy to deal with this issue is included within the plan. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in table x below.

Table 66 SA/SEA Summary of DM6 Water Quality

Policy DM6 Water Quality (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, with significantly positive impacts on environmental sustainability in relation to water quality and habitat creation. This could also result in positive impacts for social sustainability through the creation of GI. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM7 Water Resources and Waste Water

This is a new policy proposed for inclusion in the LPR. A Water Cycle Study (WCS) was carried out in response to comments made by the Environment Agency during the Regulation 18 consultation. The policy reflects the findings of the WCS, which highlights West Berkshire as an area of serious water stress. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in table x below

Table 67 SA/SEA Summary of DM7 Water Resources and Waste Water

Policy DM7 Water Resources & Waste Water (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, however there will be significantly positive impacts on environmental sustainability associated with ensuring adequate water supplies and reducing water consumption. There are also likely to be positive impacts on environmental and social sustainability associated with the benefits for climate change impacts as a result of the policy. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM8 Air Quality

This is a new policy proposed for inclusion in the LPR. National policy notes that planning policies should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and the cumulative impacts from individual sites in the local area (Para 186). The NPPF goes on to say that opportunities to improve air quality or mitigation impacts should be considered at the plan making stage to ensure a strategic approach. As a result the policy has been included in the plan. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 68 SA/SEA Summary of DM8 Air Quality

Policy DM8 Air Quality (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability, however, it is likely to have significantly positive impacts on environmental sustainability in relation to managing air pollution and impacts on biodiversity. A number of the neutral impacts would be likely to have a positive impact when indirect impacts of the policy are considered, such as reducing the need to travel which would reduce air pollution levels benefits human health and biodiversity. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM9 Conservation Areas

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in table x below.

Table 69 SA/SEA Summary of DM9 Conservation Areas

Policy DM9 Conservation Areas (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development in Conservation Areas, which will help to protect, conserve or enhance landscape character and the built and historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM10 Listed Buildings

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in table x below.

Table 70 SA/SEA Summary of DM10 Listed Buildings

Policy DM10 Listed Buildings (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment of listed buildings, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM11 Non-designated Heritage Assets

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive

places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 71 SA/SEA Summary of DM11 Non-designated heritage assets

Policy DM11 Non-designated heritage assets (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect non-designated heritage assets, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM12 Registered Parks and Gardens

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 72 SA/SEA Summary of DM12 Registered Parks and Gardens

Policy DM12 Registered Parks and Gardens (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect registered parks and gardens, which will help to protect, conserve or enhance the historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM13 Registered Battlefields

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic polices should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 73 SA/SEA Summary of DM13 Registered Battlefields

Policy DM13 Registered Battlefields (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect the registered battlefield, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM14 Assets of Archaeological Importance

This is a new policy proposed for inclusion in the LPR. The NPPF sets out that non-strategic policies should be used to set out more detailed policies for specific areas, neighbourhoods or types of development (Para 28). The historic environment in West Berkshire shapes the District's identity and is a positive and irreplaceable resource, socially, educationally and economically as well as a frame and reference point for the creation of distinctive places. The policy has been developed to provide further clarification for Development Management (DM) purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 74 SA/SEA Summary of DM14 Assets of Archaeological Importance

Policy DM14 Assets of Archaeological Importance (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect assets of archaeological importance, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM15 Trees, Woodland and Hedgerows

This is a new policy proposed for inclusion in the LPR. The NPPF notes the role that trees can make to the character and quality of urban environments and their role in helping to mitigate and adapt to climate change. It also recognises that opportunities need to be taken to incorporate trees in development, with long term maintenance of newly planted trees and retention of existing trees wherever possible. The policy has been developed to provide further clarification for DM purposes. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in the table below.

Table 75 SA/SEA Summary of DM15 Trees, Woodland and Hedgerows

Policy DM15 Trees, Woodland and Hedgerows (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as a result of the policy seeking to protect and enhance trees, woodland and hedgerows. There are also a number of indirectly positive impacts on environmental sustainability as a result	Overall Effect: Neutral Likelihood: High Scale: District Wide

of the benefits trees, woodlands and hedgerows can bring in relation to climate change, soil and water quality. No negative impacts have been identified.	Duration: Permanent Timing: Long Term
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DM16 First Homes Exception Schemes

The Government introduced First Homes in April 2021, the policy is proposed for inclusion in the LPR as a result. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is set out in table 76 below. At Regulation 18 the policy was called Entry Level Exception Schemes, however, the title has been changed to fit with the Government's wording this has not changed the outcome of the SA/SEA as the policy wording itself has remained the same.

Table 76 SA/SEA Summary of DM16 First Homes Exception Schemes

Policy DM16 First Homes Exception Schemes (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is likely as the policy seeks to deliver affordable housing for first time buyers with a local connection. There are also likely to be a positive impact on economic sustainability as new development on the edge of towns and villages can help to support viability and vitality of the local centre. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM17 Rural Exception Housing

Policy C2 was included in the Housing Site Allocations DPD to allow small scale rural exemption housing schemes adjacent to rural settlements to meet identified local needs. The policy approach needs to be updated to take into account schemes proposed adjacent to rural Service Centres as well as those lower down the settlement hierarchy. A summary of the SA/SEA is set out below:

Table 77 SA/SEA Summary of DM17 Rural Exception Housing

Policy DM17 Rural Exception Housing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a significantly positive impact on social and economic sustainability as it will deliver affordable housing in rural areas. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM18 Self and Custom Build

Policy CS4 was included in the Core Strategy relating to Housing Type and Mix, which included Self and Custom build. The principles of the policy are considered to be appropriate to carry forward into the LPR, however, given the increased role of self and custom build, and the high demand for self and custom building housing in West Berkshire, it is considered that for providing further clarification for Development Management purposes a separate policy for Self and Custom Build would be beneficial.

Table 78 SA/SEA Summary of DM18 Self and Custom Build

Policy DM18 Self and Custom Build (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM19 Specialised Housing

Policy CS4 was included in the Core Strategy relating to Housing Type and Mix, which included specialised housing. The principles of the policy are considered to be appropriate to carry forward into the LPR, however, it is considered that to provide further clarification for Development Management purposes a separate policy for specialised housing would be beneficial, especially given the findings of the Housing Needs Assessment which identifies notable growth in the population of older persons (65+) and the projected rise in the number of people with long-term health problems or disabilities.

Table 79 SA/SEA Summary of DM19 Specialised Housing

Policy DM19 Specialised Housing (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM20 Gypsies, Travellers and Travelling Showpeople

Policy CS7 of the Core Strategy and TS3 of the Housing Site Allocation set out the policies for development for Gypsies, Travellers and Travelling Showpeople. National policy has changed, in relation to the definition of a 'Traveller' since the Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015 and so the policy needs to be updated to reflect the current needs for Travellers, although the overall principle of the policy remains appropriate to be carried forward into the LPR. The plan review also allows for a separate Gypsy, Traveller and Travelling Showpeople policy to be taken forward.

Table 80 SA/SEA Summary of DM20 Gypsies, Travellers and Travelling Showpeople

Policy DM20 Gypsies, Travellers and Travelling Showpeople (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts in relation to social sustainability as the policy provides the framework to provide specific locations for plots/pitches for gypsies, travellers and travelling showpeople. This results in positive impacts in relation to provision of specialist	Overall Effect: Neutral Likelihood: Medium Scale: District Wide

housing, and improving access to community services and facilities. There are also positive impacts on environmental sustainability identified in relation to the provisions in the policy wording for the natural, built and historic environment. No negative impacts have been identified.	Duration: Permanent Timing: Long Term
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DM21 Retention of Mobile Home Parks

Policy HSG14 is included within the current Saved Policies Local Plan. The dated nature of the Saved Policies Local Plan means that the principles of the policy need to be considered alongside other housing type and mix policies.

Table 81 SA/SEA Summary of DM21 Retention of Mobile Homes Parks

Policy DM21 Retention of Mobile Homes Parks (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive social sustainability impact as the policy looks to safeguard mobile home parks except where affordable housing schemes are proposed. No negative impacts are identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM22 Residential use of Space above Non-Residential Units

Policy HSG13 is included within the Saved Policies Local Plan. The policy needs to be updated to take into account the latest evidence from the Western Berkshire Retail and Commercial Leisure Assessment 2016 and other assessments.

Table 82 SA/SEA Summary of DM22 Residential use of space above non residential units

Policy DM22 Residential use of space above non-residential units (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability through the reuse of vacant spaces above existing units. This will also have a significantly positive impact on economic sustainability as it seeks to support town and village centre viability and vitality. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM23 Housing Related to Rural Workers

Policy ENV27 is included within the Saved Policy Local Plan and Policy C5 is included in the Housing Site Allocations DPD. The policy approach needs to be updated to provide more clarity for Development Management purposes.

Table 83 SA/SEA Summary of DM23 Housing Related to Rural Workers

Policy DM23 Housing Related to Rural Workers (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts on economic and social sustainability are likely as the policy sets out where development will be allowed to support workers in rural businesses. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

Policy C4 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward in the LPR with further clarification for development management purposes.

Table 84 SA/SEA Summary of DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

Policy DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is a significantly positive impact on environmental sustainability as the policy will result in the redevelopment of previously development land. There is a likely positive impact on environmental sustainability as the policy seeks to provide the context for the redevelopment of existing redundant buildings in the countryside. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM25 Replacement of Existing Dwellings in the Countryside

Policy C7 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward into the LPR with further clarification for development management purposes.

Table 85 SA/SEA Summary of DM25 Replacement of Existing Dwellings in the Countryside

Policy DM25 Replacement of Existing Dwellings in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall natural impact on sustainability. A significantly positive environmental sustainability impact is likely as the policy seeks to make use of PDL through the redevelopment of existing dwellings. There are likely positive environmental impacts as the policy also seeks to protect the natural and historic environmental. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM26 Extension of residential curtilages

Policy C8 is included within the Housing Site Allocations DPD. The principles of the policy are still relevant and are to be carried forward into the LPR with further clarification for development management purposes.

Table 86 SA/SEA Summary of DM26 Extension of residential curtilages

Policy DM26 Extension of residential curtilages (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are positive impacts identified in relation to environmental sustainability in relation to protection of the landscape and biodiversity. There is also a likely positive impact on social sustainability as the policy requires proposals to protect road safety. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM27 Sub-division of Existing Dwellings in the Countryside

This is a new policy added since Regulation 18 to reflect requirements in the NPPF in relation to exceptions to housing in the countryside. It is considered necessary to have a local policy to reflect the local situation.

Table 87 SA/SEA Summary of DM27 Sub-division of Existing Dwellings in the Countryside

Policy DM27 Sub-division of Existing Dwellings in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy will be making best use of previously developed land. There are also positive environmental sustainability impacts identified in relation to protection of the countryside and heritage assets. There are positive social sustainability impacts as the policy seeks to ensure accessibility services and facilities, while providing a context for additional dwellings to be provided to meet local housing needs.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM28 Residential Extensions

The current Local Plan includes a policy relating to extension of residential dwellings in the countryside. However, given that more applications are coming forward for residential extensions across the district it is considered necessary to have a specific policy to manage all residential extensions and provide further clarity for DM purposes.

Table 88 SA/SEA Summary of DM28 Residential Extensions

Policy DM28 Residential Extensions (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy will have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy aims to protect the special qualities of the AONB as well as local character outside the AONB. There are also likely to be positive environmental sustainability impacts as the	Overall Effect: Neutral Likelihood: High Scale: District Wide

Policy DM28 Residential Extensions (See Appendix 6 for the full SA/SEA)	Summary of effects
policy seeks to protect trees and biodiversity and heritage assets as well as making best use of PDL. No negative impacts have been identified.	Duration: Permanent Timing: Long Term

DM29 Residential Annexes

This is a new policy added since Regulation 18. It will assist in decision making and will give clarity to customers embarking on an annexe project.

Table 89 SA/SEA Summary of DM29 Residential Annexes

Policy DM29 Residential Annexes (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be positive impact on environmental sustainability as the policy relates to PDL. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM30 Residential Space Standards

This is a new policy added since Regulation 18. It has been added in response to changes in the NPPF in relation to space standards for residential development.

Table 90 SA/SEA Summary of DM30 Residential Space Standards

Policy DM30 Residential Space Standards (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on social sustainability in relation not healthy lifestyles as the policy will ensure that new dwellings provide adequate space.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM31 Residential Amenity

This is a new policy added since Regulation 18. There was limited information on this in the Core Strategy and the policy is considered to help to fill out the policy approach to the assessment of impacts on residential amenity. It will aid the assessment of schemes and give clarity to users of the policy.

Table 91 SA/SEA Summary of DM31 Residential Amenity

Policy DM31 Residential Amenity (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts on environmental and social sustainability have been identified in relation to pollution management and requirements for adequate amenity space to be provided. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM32 Designated Employment Areas

Policy CS9 was included within the Core Strategy. The safeguarding of employment areas is seen as important to support the economic base of the district. The policy approach has been updated in light of the evidence from the Final Economic Market Area Assessment (FEMA) and the Economic Land Review (ELR, 2022 and updated in 2022)²².

Table 92 SA/SEA Summary of DM32 Designated Employment Areas

Policy DM32 Designated Employment Areas (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to protect employment land. There is likely to be a positive impact on environmental sustainability as the policy seeks development within existing employment areas which would be development on PDL.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM33 Development within AWE

AWE is a significant employer within West Berkshire and given the nature of the business any development on the site needs to be carefully managed. Given the specialist nature of activity within the sites, these sites are not Designated Employment Areas (DEAs) and are not covered by policies SP21 and DM35.

Table 93 SA/SEA summary for Development within AWE

Policy DM33 Development within AWE (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have a neutral impact on sustainability. Two positive impacts on environmental and economic sustainability have been identified in relation to use of PDL and making effective and efficient use of employment land. No other sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Long Term

²² Economic Market Area Assessment and Employment Land Review (2020, updated 2022) <https://www.westberks.gov.uk/local-plan-evidence>

DM34 Retail Parks

SHOP3 is included within the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007). The principle of the policy is still relevant and is to be carried forward into the LPR. The policy has been updated to reflect changing circumstances on the ground and for clarification for development management purposes.

Table 94 SA/SEA summary for Retail Parks

Policy DM34 Retail Parks (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to economic sustainability as the policy seeks to protect the viability and vitality of town centres as well as making best use of existing land. No other sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: Eastern Area Duration: Permanent Timing: Long Term

DM35 Sustaining a prosperous Rural Economy

Policy ENV19 is included within the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007), with policy CS10 included in the Core Strategy, both relating to supporting the rural economy. The principles of the policies are still relevant and are to be carried forward into the Local Plan Review with further clarification for development management purposes.

Table 95 SA/SEA Summary of DM35 Supporting the Rural Economy

Policy DM35 Supporting the Rural Economy (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to support the rural economy. There are also likely positive environmental sustainability impacts as a result of the policy's requirements for protection of the landscape character and heritage assets. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM36 Farm Diversification

Policy ENV16 is included within the West Berkshire District Local Plan. The principles of the policy are still relevant and are to be carried forward into the LPR, with further clarification for development management purposes.

Table 96 SA/SEA Summary of DM36 Farm Diversification

Policy DM36 Farm Diversification (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on environmental sustainability as the policy seeks to protect the natural, built and historic environmental as well as	Overall Effect: Neutral Likelihood: Medium Scale: District Wide

Policy DM36 Farm Diversification (See Appendix 6 for the full SA/SEA)	Summary of effects
pollution that could result from proposed development. There is also a likely positive impact on economic sustainability as the policy supports farm diversification in certain circumstances.	Duration: Permanent Timing: Long Term

DM37 Equestrian and Horseracing Industry

Policy ENV29 is included in the West Berkshire District Local Plan, with CS12 included in the Core Strategy, both relating to the Equestrian/Racehorse industry. The principles of the policy are still relevant and so will be carried forward into the LPR, with further clarification for development management purposes.

Table 97 SA/SEA Summary of DM37 Equestrian and Horseracing Industry

Policy DM37 Equestrian / Racehorse Industry (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive economic sustainability impacts as the policy seeks to support the equestrian/horseracing industry. There are also positive environmental sustainability impacts as the policy seeks to protect biodiversity, landscape character and the historic environment as well as ensure there is no pollution resulting from the development that could impact on noise, air or water quality. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM38 Development on Existing Educational and Institutional Sites in the Countryside

Policy ENV27 is included in the WBDLP relating to development on educational and institutional sites in the countryside. The policy is a positive policy to enable development to meet the changing needs and operational requirements of these sites. These specific instances are not referred to in the NPPF, therefore, it is considered appropriate to retain the policy with some clarifications for development management purposes.

Table 98 SA/SEA Summary of DM38 Development on Existing Educational and Institutional Sites in the Countryside

Policy DM38 Development on Existing Educational and Institutional Sites in the Countryside (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There are likely positive impacts on social and economic sustainability associated with supporting development required to meet the needs and operational requirements of the educational or institutional site. There are also likely positive environmental sustainability impacts as the policy requires consideration of the landscape character and heritage assets. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM39 Local Community Facilities

The WBDLP includes policy SHOP5 on local village shops. Following the latest evidence from the Western Berkshire Retail and Commercial Leisure Assessment and changes in the Use Class Order the policy has been updated and now considers any local community facilities.

Table 99 SA/SEA Summary of DM39 Local Community Facilities

Policy DM39 Local Community Facilities (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to safeguard existing community facilities and sets out the criteria for new community facilities. There is also a likely positive impact in relation to environmental sustainability as the policy seeks to ensure development are accessible to the community it services. There is also a positive social and economic sustainability impact as the policy seeks to support the viability and vitality of town and village centres.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM40 Public Open Space

Policies RL1, RL2, RL3 are included within the West Berkshire District Local Plan. The principles of these policies are still relevant and are to be carried forward into the LPR with further clarification for development management purposes. The policies have also been combined into a single Public Open Space Policy to prevent repetition of policy wording.

Table 100 SA/SEA Summary of DM40 Public Open Space

Policy DM40 Public Open Space (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability as the policy promotes good quality open space which will promote healthy lifestyles and provide biodiversity benefits. There is likely to be a positive environmental impact in relation to climate change as the GI provided by the policy can act as a sink for GHGs. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM41 Digital Infrastructure

The NPPF requires that LPAs should support electronic communications networks, including full fibre broadband connections (Para 14). As a result it is proposed to include a specific policy on digital infrastructure in the plan. No other alternatives have been considered. At Regulation 18 the policy was called 'Promotion of Fibre to the Premises (FTTP)' this has been updated to take into account a broader range of digital infrastructure.

Table 101 SA/SEA Summary of DM41 Digital Infrastructure

Policy DM41 Digital Infrastructure (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability as a result of improve access to IT facilities. There are also positive impacts identified in relating to environmental sustainability as the policy allowed for less travel through improved digital access. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM42 Transport Infrastructure

The WBDLP includes three policies relating to transport infrastructure, TRANS1a, TRANS1 and TRANS3. The principles of the policies are still considered relevant and will be carried forward into the LPR, however, references to specific schemes will not be carried forward as these are now largely complete.

Table 102 SA/SEA Summary of DM42 Transport Infrastructure

Policy DM42 Transport Infrastructure (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on environmental sustainability is likely as the policy seeks to promote alternative modes of travel such as walking, cycling, public transport and use of alternative fuels. There are also likely positive impacts on environmental sustainability in relating to a reduction of pollution due to the promotion of sustainable travel modes. No negative sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM43 Theale rail-road transfer site

Policy ECON7 is included in the West Berkshire District Local Plan 1991 – 2002 (Saved Policies 2007). The principle of the policy remains the same, to safeguard the railhead site from non-rail/road transfer development. The site is also safeguarded within the Minerals and Waste Local Plan (2022 – 2037). The policy was set out at Regulation 18 stage within the Designated Employment Areas (DEA) policy (DM31), but as the site is not a DEA it was considered appropriate for this site to have a standalone policy.

Table 103 SA/SEA Summary of DM43 Theale Rail-road transfer site

Policy DM43 Theale rail-road transfer site (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have a neutral impact on sustainability. A significantly positive impact on economic and environmental sustainability has been identified in relation to minerals consumption as the site is primarily used for the transportation of minerals. The other significantly positive impact identified is in relation to the use of the rail network to move good and resources around, rather than the road network. No other sustainability impacts have been identified.	Overall Effect: Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term

DM44 Parking

The WBDLP included policy TRANS1 with policy P1 included in the Housing Site Allocations DPD. The principles of these policies are still considered relevant and so will be carried forward into the LPR, with further clarification for development management purposes. Details relating to non-residential parking were missing from the WBDLP and HSA DPD and therefore, details are proposed with the new policy. At Reg 18, the policy related to both parking and travel planning, however, as a result of representations made at the consultation and the publication of the Government's 'Decarbonising transport' plan in July 2021 two separate policies are now proposed.

Table 104 SA/SEA Summary of DM44 Parking

Policy DM44 Parking (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to provide parking for new development in the context of reducing the pollution from vehicle travel. As the update of EV charging points is unknown, there is an unknown impact on sustainability. Where there is a good update of the EV points there will be a positive impact on climate change.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

DM45 Travel Planning

At Regulation 18 DM36 covered both parking and travel plans. The Government's 'Decarbonising transport' plan was published in July 2021 and as Travel Plans are seen as an important part of encouraging the uptake of sustainable and active travel as well as supporting the use of infrastructure and facilities built into developments, a specific policy on Travel Planning is now proposed to be included within the LPR. No other alternatives have been considered. A summary of the SA/SEA of the policy wording is included in table x below.

Table 105 SA/SEA Summary of DM45 Travel Plans

Policy DM45 Travel Planning (See Appendix 6 for the full SA/SEA)	Summary of effects
The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a positive impact on environmental sustainability as the policy seeks to promote sustainable travel which will have environmental benefits on air and water quality, as well as reducing climate change impacts. No negative impacts have been identified.	Overall Effect: Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term

5.6 Overall assessment of the plan

Table 106 Overall Sustainability Assessment of the LPR

Summary	Effect <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
Overall	Overall the LPR should have a positive impact on all strands of	There is a high likelihood that there will be a positive impact on sustainability as a result	Overall the plan should have a positive impact on sustainability at both	The Plan will have a permanent positive impact across the district.	The plan will have an impact over the long term as it is due to be in place until 2039.

Summary	Effect <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
	sustainability, economic, environmental and social	of the plan if the policies are adhered to as expected.	the local and district scale		
Development Strategy: Our place based approach	The development strategy should have a positive impact in the short/medium/long term. Setting the spatial strategy for development has a positive impact on all element of sustainability helping to meet local needs.	There is a high likelihood that there will be a positive impact on sustainability, in particular social sustainability as this part of the plan seeks to ensure adequate housing provision to meet local needs.	The plan should have a positive impact on sustainability at both the local and district scale	The Plan will have a permanent positive impact across the district.	The plan will have an impact over the long term as it is due to be in place until 2039.
Our environment and surroundings	The policies around the environment and surrounding should have a positive impact on environmental and social as it aims to protect the environment while allowing well designed and appropriate developments to go ahead	There is a high likelihood that there will be a positive impact on sustainability , in particular environmental sustainability as this part of the plan seeks to protect the environment.	The plan should have a positive impact on sustainability, with many of the measures seen at a local level to mitigate individual developments. However, this will have an in-combination positive impact on the environment at a district level when all developments are considered together.	The plan will have a permanent impact across the district.	The plan will have an impact over the short, medium and long term as developments come forward throughout the plan period.

Summary	Effect <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be effects?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
Delivering Housing	The allocation of housing should have a positive impact on social and economic sustainability impact as it seeks to deliver housing to meet identified local needs	There is a high likelihood that there will be a positive impact on sustainability, particularly in relation to social sustainability as the plan seeks to deliver housing to meet local needs.	The delivery of housing will have a positive sustainability impact at a local level as it helps to meet local housing needs, but there will also be a district wide positive impact as each development comes forward helping to meet overall housing needs.	The plan will have a permanent impact across the district.	The plan will have an impact over the short, medium and long term as developments come forward throughout the plan period.
Fostering Economic growth and supporting local communities	The consideration of employment sites, allocations and community facilities should have a positive economic and social sustainability as it seeks to deliver development to meet identified local needs to support the local economy and communities.	There is a high likelihood that there will be a positive impact on sustainability, particularly in relation to economic sustainability as this part of the plan aims to help to meet the local employment needs for the district.	The delivery of employment and community facilities will have a positive sustainability impact at a local level, but will have an in combination positive impact at a district level.	The plan will have a permanent impact across the district.	The plan will have an impact over the short, medium and long term as developments come forward throughout the plan period.
Non-Strategic Site Allocations	The allocated sites should have a positive impact on social sustainability impact as it seeks to deliver	There is a high likelihood that there will be a positive impact on sustainability.	The delivery of housing sites will have a positive sustainability impact at a local level, but will have an in combination	The plan will have a permanent impact across the district.	The plan will have an impact over the short, medium and long term as developments come

Summary	Effect <i>What is the overall sustainability impact on the SA Objectives?</i>	Likelihood <i>How likely is it that the effect will actually occur?</i>	Scale <i>What is the potential scale of the effect, considering the geographical area and size of the population likely to be affected?</i>	Duration <i>Are the potential effects likely to be permanent or temporary?</i>	Timing <i>Are there potential effects short, medium or long term?</i>
	developments to meet identified local needs		positive impact at a district level.		forward throughout the plan period.
DM policies	The policies should have a positive impact on all elements of sustainability as they seek to manage development across the district.	There is a high likelihood that there will be a positive impact on sustainability as a result of the plan if the policies of the plan are adhered to as expected.	The implementation of the DM policies will have a positive sustainability impact at a local level as they seek to manage development proposals coming forward.	The plan will have a permanent impact across the district.	The plan will have an impact over the short, medium and long term as developments come forward throughout the plan period.

6 Next Stages

The SA/SEA Report is being published alongside the Proposed Submission LPR as part of the Regulation 19²³ consultation. Comments on the SA/SEA are invited at this stage. The consultation will last 6 weeks from 6 January 2023 until 17 February 2023.

Following the consultation the proposed plan and all supporting documents, including the SA/SEA Environmental Report will be submitted to the Secretary of State for Examination²⁴.

7 Implementation

The SEA Regulations²⁵ (Environmental Assessments of Plans and Programmes Regulations 2004) requires that the significant environmental effects of implementing a plan of programme should be monitored in order to identify at an early stage any unforeseen adverse effects, and to be able to undertake appropriate remedial action. SA monitoring will cover significant sustainability effects as well as the environmental effects.

The suggested monitoring regime includes

²³ The Town and Country planning (Local Planning) (England) Regulations 2012, Regulation 19 <https://www.legislation.gov.uk/uksi/2012/767/regulation/19/made>

²⁴ The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 22 <https://www.legislation.gov.uk/uksi/2012/767/regulation/22/made>

²⁵ The SEA Regulations Environmental Assessments of Plans and Programmes Regulations 2004 <https://www.legislation.gov.uk/uksi/2004/1633/contents/made>

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

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

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

The monitoring framework has been set out, and the key indicators to be monitored and relevant conclusions will be included in the Annual Monitoring Reports. The monitoring framework is set out in Appendix 1 of the LPR and contains more detail on the monitoring indicators and how they will be measured.

Potential indicators have been proposed in the Scoping Report context and baseline (see table 5) for each of the SA sub-objectives, drawing from existing sources to ensure the recording of data for the indicator is already established. The effectiveness of policies should be assessed against measurable targets. Some policies aim to deliver a qualitative rather than quantitative outcome and in such instances it is appropriate to monitor whether the policy is delivering the intended trend or direction of travel.

In some cases information used in monitoring will be provided by outside bodies.

8 Conclusions on the Overall Sustainability of the LPR

The SA/SEA shows that the impact on the LPR on sustainability has been taken into account, and the most appropriate options for the plan have been taken forward. The plan seeks to direct development to the most appropriate locations for that type of development, setting out policies and allocating sites, to deliver sustainable development in West Berkshire.