

## Appendix 8b SA/SEA of New Residential Site Allocation Options

### Contents

Newbury & Thatcham	
CA15 Land at Long Lane, North of Highwood Close and Shaw Cemetery (351 dwellings).....	2
GRE10 Land to the east of Pigeons Farm Road, Greenham (15 dwellings).....	10
SCD4 Land to the north of Newbury (up to 815 dwellings).....	17
Eastern Area	
TIL13 Pincents Lane, Tilehurst (138 dwellings).....	25
THE1 Whitehart Meadow, High Street, Theale (100 dwellings – reduced to 40 dwellings on landscape grounds).....	33
THE7 Former Sewage Treatment Works, Blossom Lane, Theale (70 dwellings – reduced to 60).....	42
MID4 Land north of A4 Bath Road, Junction of New Hill Road, Woolhampton (up to 20 dwellings).....	50
AONB	
BRAD2 Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend (8 dwellings).....	57
BRAD3 Land south of Crackwillow House & south of Trotman Cottages, Health Road, Bradfield Southend (up to 4 dwellings).....	64
BRAD5 Land north of South End Road.....	70
BRAD6 Land to the rear of Ash Grove, Bradfield Southend (up to 48 dwellings).....	77
CHI23 Land at Chieveley Glebe, Chieveley (15 dwellings).....	84
GS1 Land west of Spring Meadows, Allendale Farm, Great Shefford (15 dwellings).....	92
KIN3 Land east of Kiln Farm, Kintbury (up to 21 dwellings).....	100
KIN4 Land north of Kiln House, Laylands Green, Kintbury (up to 15 dwellings).....	108
KIN6 Land adjoining The Haven, Kintbury (up to 23 dwellings).....	116
HER4 Land adjacent to Station Road, Hermitage (34 dwellings).....	124
HER5 Land at Kiln Farm, Hermitage (up to 74 Dwellings).....	132

## Newbury & Thatcham

### CA15 Land at Long Lane, North of Highwood Close and Shaw Cemetery (351 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / -	The site is not at risk from fluvial flooding, but there is an area at high risk of surface water flooding on the northern part of the western site parcel, and the southern part of the eastern site parcel	Development would need to avoid the area at risk of flooding.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, as although the site is of a scale that would be expected to deliver FTTP at the time of construction, this would depend on the delivery and implementation of the site should it be allocated.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are significant concern regarding access to the site		The site is likely to have an overall neutral impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site is within the River Lambourn Nutrient Neutrality Zone	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is likely to have a negative impact on environmental sustainability. Mitigation measures would be required and may result in an overall neutral impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	?	The site, which is on relatively low ground, is open with little sense of seclusion, however it is enclosed by woodland along the western and eastern boundaries. The cemetery means that the eastern parcel of land is not physically adjacent to existing development. There is also a row of mature trees screening the cemetery from the eastern parcel of land. Further assessment is required to determine if development might be acceptable	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	Potential for finds associated with the second battle of Newbury.	Survey work and mitigation measures would be required.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	?	The site is likely to have an unknown impact on air pollution when the site is considered in combination with the HELAA site SCD4.	Survey work and mitigation measures would be required.	The site likely to have an unknown impact on environmental sustainability in relation to air and noise. Mitigation measures would be required to ensure no negative impacts.
	6(b): To manage noise levels	?	The site is likely to have an unknown impact on noise levels as it would depend on the future	Survey work and mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			occupants of the site. It is close to the A339 and local businesses.		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and	?	The site is likely to have an unknown impact on mineral	Consideration of the mineral resource would	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials		consumption as it is partly within a MSA.	be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Newbury)	Permanent	Long Term	
<b>Summary</b>					
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.					

## Site Assessment

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

### Recommendation:

The site is not recommended for allocation

### Justification:

Issues which would need to be resolved relate to highways and access and further information would be required on ecology, heritage and landscape. As the site is at risk of surface water flooding the site may be developable only in part and attenuation measures would need to be incorporated into the development.

Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan.

### Discussion:

#### Site description:

The site lies adjacent to the Newbury settlement boundary on both sides of the B4009. It is greenfield agricultural land. To the east of the B4009 the site lies to the north of Shaw Cemetery and to the west, it is adjacent and to the north of residential development at Highwood Close. The site is part of a wider agricultural area with Highwood Farm immediately adjacent to the west of the site.

#### January 2023 HELAA conclusions:

The site is potentially available (there are several landowners, however there is an option agreement with a developer). Achievability is unknown because the Council's Highways Team have identified that a route is required from the B400 to the A339. They will only support the site if this is delivered.

Site at risk of surface water flooding, and the attenuation measures suggested by the site promoter could be incorporated into the development, according to the Council's Principal Engineer.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

In addition, further information required on a number of matters, including highways, ecology, and landscape before a robust decision can be made.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement Boundary

#### Landscape:

The site, which is on relatively low ground, is open with little sense of seclusion, however it is enclosed by woodland along the western and eastern boundaries. The cemetery means that the eastern parcel of land is not physically adjacent to existing development. There is also a row of mature trees screening the cemetery from the eastern parcel of land. Further assessment is required to determine if development might be acceptable

**Flood risk:**

High surface water flood risk for north part of west site and south part of east site. Some potential for attenuation measures to control the surface water flood flow route but will involve significant engineering work and will significantly reduce developable area. High groundwater flood risk with groundwater 0-0.25m below surface and chance of emergence at significant rates over most of the site. This will prevent use of infiltration for Sustainable Drainage Systems

**Highways / Transport:**

This site will only be supported by Highways if provision of a through route from the B4000 to the A339 is provided. The link would assist in taking traffic away from the B4009 and the A4 / A339 / B409 Robin Hood Gyratory and the B4009 / Kiln Road mini roundabouts. The line of former DNS railway line should be retained for a potential footway / cycle route.

**Heritage:**

The site may lie within the extent of the 2<sup>nd</sup> Battle of Newbury. Desk-based assessment to better understand archaeological potential and survival recommended.

**Education:**

Newbury primary schools remain generally full and will struggle to mitigate additional demand, though new provision is planned. Likely that any more significant development will need further new provision, depending on timing of development. Secondary impact could probably be accommodated within existing plans for secondary expansion but cumulative numbers could create problem.

**Environmental Health:**

Low risk of noise/pollution.

**Ecology:**

The site is within 500 m of 3 areas of ancient woodland, priority habitat and 3 Local Wildlife Sites. It is also within 1km of an SSSI and the River Lambourn SAC with risk of harmful impacts if adequate mitigation measures are not implemented. Ecological surveys would therefore be needed to establish current site conditions and the presence of any protected species.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

No impact

**Utility Services**

*Water supply:* Thames Water has significant concerns regarding water supply services in relation to this site. The water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer should be required to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered.

*Electricity distribution:* SSSE: There is a network of existing HV underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

*Other:* None

**Parish / Town Council:**

*Cold Ash:* Site could create flooding and traffic problems but if suitably mitigated believe a moderate, contained development might be suitable, principally as it would not place as much traffic pressure on Ashmore Green and Cold Ash. With a link to the A339 it would help balance the increased impact away from the Thatcham urban area.

*Shaw-cum-Donnington:* Not preferred due to flooding issues and lack of road infrastructure. The B4009 is a narrow winding road, with no pavement for most of its length, which is not suitable for additional traffic. Both east and west land parcels are active farming fields and subject to severe flooding, which travels east from the



western side (hilly) across the B4009, then floods down into Shaw Cemetery and so to Wellington Close and Cromwell Rd. In addition, this has also flooded some gardens in Highwood Close. The combined development would detract from the pleasant access to Newbury and push the urban environment along the B4009.

**SA/SEA summary:**

Overall the site is likely to have a neutral effect on sustainability and the SA/SEA does not highlight any significant sustainability effects. The site is close to local services and facilities with opportunities for walking, cycling, and use of public transport which could have a positive effect in terms of sustainability. Development also has the potential to negatively impact upon environmental sustainability due to the site being greenfield and Grade 2 agricultural land.

Development may have an impact upon flood risk due to parts of the site being at risk of surface water flooding and there being high groundwater levels. Avoidance of development in the areas at risk will be necessary and SuDS will reduce the impact.

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

There will be several positive impacts upon the environmental sustainability of the site. The site sits within a Biodiversity Opportunity Area and biodiversity enhancements and net gain will be sought through LPR policy SP11.

The estimated development potential on the site means that affordable housing need to be provided and the development potential would enable be a mix of housing type and tenure.

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

**Availability:**

Land in 2 ownerships and identified by promoter as immediately available.

**Achievability:**

The Council's Highways Team have identified that a route is required from the B4009 to the A339. They will only support the site if this is delivered. Achievability unknown.

**Relationship to / in combination effects of other sites :**

Development of this site would require access from the B4009 to the A339 and should therefore be considered as part of a future potential strategic site to the north of Newbury which would require comprehensive master planning.

## Newbury & Thatcham

### GRE10 Land to the east of Pigeons Farm Road, Greenham (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as the site is not at risk from flooding.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities, and adjacent to a recreation ground and Greenham Common.		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on social sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site likely to have an unknown impact on biodiversity as the site is within a BOA and close to Ancient woodland, European protected species and a LWS.	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is likely to have an unknown impact on environmental sustainability as there are a number of environmental constraints associated with the site. Further work and potentially mitigation measures would be required should the site be considered for allocation.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape. Development of the site would not fit with the existing settlement	Mitigation measures would be required,	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			form and the site is considered as part of the wider landscaper and as an extension of Greenham Common.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on heritage as it is close to a grade II* listed building, with potential for archaeological interest on the site.	Survey work and mitigation measures would be required.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site is unlikely to impact on environmental sustainability.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise levels		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown impact on environmental sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line	0	The site is unlikely to have an impact waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	with the waste hierarchy and reuse of materials				
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Newbury)	Permanent	Long Term	
<b>Summary</b>					
In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.					

## Site Assessment

<b>Spatial Area:</b>	Newbury / Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Greenham
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<b>Site ID:</b>	GRE10	<b>Site Address:</b>	Land east of Pigeons Farm Road Greenham
<b>Use(s) proposed by site promoter</b>	Residential and open space	<b>Development Potential:</b>	Approximately 15 dwellings

**Recommendation:**

The site is not recommended for allocation.

**Justification:**

The site is adjacent to the existing settlement at Greenham. The site is in close proximity to a range of services and facilities, is served by public transport, and can make use of existing connections to encourage non-car travel. However, the site would introduce residential development where none currently exists, and would not follow the existing rhythm of development. The site is on top of a ridgeline and reads as part of the setting of the golf course and adjacent recreation ground, and the wider rural character and Greenham Common.

Further investigation is needed to establish the impacts on ecology.

**Discussion:**

**Site description:**

The site is located to the south-east of Newbury, adjacent to existing residential development at Pigeons Farm Road and Burys Bank Road. The site is part of the golf club and lies adjacent to a recreation ground to the east and an area of trees to the west. The site is mostly bounded by trees. The site is approximately 2.5km from Newbury Town Centre, and 2.4km to the train station; and approximately 2km to Newbury Racecourse train station. The whole site area is 1.24ha.

**January 2023 HELAA conclusions:**

The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

The site does not relate well to the existing settlement and would extend development into the open countryside. Concern that development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required.

Further ecological surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The West Berkshire Landscape Character Assessment (2019) notes that, in this area, the pattern of fields, woodland, and commons separating settlements can give settlements an intimate and secluded feel, contrasting with the open nature of Greenham Common. New development will therefore need to integrate into the landscape.

The site does not relate well to the existing settlement, introducing residential development to the south-east of Pigeons Farm Road where none currently exists. The site currently forms an extension to the golf course, and its character and appearance is read in a countryside setting which extends into Greenham Common. Development would not be integrated into the landscape and goes against the grain of existing residential development in this location.

**Flood risk:**

The site lies within Flood Zone 1. There is no surface water or groundwater flood risk. Groundwater levels are more than 5m below ground level.

**Highways / Transport:**

No significant impact is expected on how the site is accessed or upon local highway capacity.

The nearest bus stop, on Greyberry Copse Road, is directly south of the larger site providing regular services between Newbury town centre, Tesco (Pinchington Lane), and Wash Common.

Newbury train station is approximately 2.4km from the site. Newbury Racecourse station is approximately 2km from the site. Both provide regular 30-60 minutes services between Bedwyn, Reading, and London Paddington, bolstered in peak times.

**Heritage:**

Mill Hall School to the east of the site is Grade II\* Listed, and nearby Mews Cottage, Pigeons Farm Road is Grade II Listed. The site is separated by the recreation ground

Parkland features and planting may be of archaeological interest. Field evaluation is required to investigate archaeological resource.

**Education:**

The site is within the catchment for The Willows primary school, which is approximately 1km from the site. The scale of development would be absorbed into the catchment population.

In terms of secondary provision, the school is within the catchment for the Park House School which is located approximately 3km away. The scale of development is likely to be accommodated within the existing infrastructure in this area.

**Environmental Health:**

Development is unlikely to result in adverse impact or worsening of air quality.

There is a low risk of contamination on the site. There is a low risk of noise and vibration problems.

**Ecology:**

The site lies within a Biodiversity Opportunity Area, has Ancient Woodland within 500m of the site, has priority habitats within and near to the site, and has European protected species, priority species, a Statutory site, Site of Special Scientific Interest risk impact zone, and Local Wildlife Sites within 500m of the site. Extended Phase 1 Habitat Surveys required.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre. Further assessment and up to date ecological surveys will be required to establish current site conditions, and necessary mitigation, avoidance, and enhancement measures.

Habitat Regulation Assessment may be required to establish impact on Special Area of Conservation.

The site does not lie within a Nutrient Neutrality Zone.

**Minerals and Waste:**

The site lies within the proposed Mineral Safeguarding Area. A Mineral Resource Assessment may be required. Safeguarding policies apply to prevent the needless sterilisation of mineral resources and consideration of extraction prior to any development is encouraged.

**Utility Services**

*Water supply*

Thames Water comments that they do not envisage infrastructure concerns regarding water supply capability to the site.

*Wastewater network*

Thames Water comment that they do not envisage infrastructure concerns regarding wastewater infrastructure capability to the site.

*Electricity distribution:*

There is a network of existing high voltage (HV) underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

It is likely that HV network reinforcement and secondary substation upgrade will be required. Additionally, depending on the total load requested there may be a need for the reinforcement of the primary and 33kV circuits supplying this primary substation.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

No comments have been received from Greenham Parish Council and Newbury Town Council.

**SA/SEA summary:**

In combination there are no significant sustainability effects. There are positive effects in supporting healthy and active lifestyles due to the site's location near to existing areas of open space, and presence of rights of way connecting the site to existing facilities and services. However, the site, as promoted, would introduce residential development to the south side of Pigeons Farm Road, on an area of land that is read as part of the countryside and Greenham Common beyond, and would be unlikely to improve the built environment. There are ecological issues which require further investigation before establishing any mitigation. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

**Availability:**

The site is in single landownership and is available immediately.

**Achievability:**

There are no legal constraints.

**Relationship to / in combination effects of other sites:**

Two other sites are promoted in this part of Greenham (GRE3 Land south of Newbury Racecourse and GRE6 Land adjacent to New Road Newbury), and both have been assessed as 'not developable within the next 15 years' in the HELAA. This is due to landscape impact (GRE3) and impact on ancient woodland (GRE6).



## SCD4 Land to the north of Newbury (up to 815 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the some come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / -	The site is not at risk from fluvial flooding, but there is an area at high risk of surface water flooding on the north eastern part.	Development would need to avoid the area at risk of flooding.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as	Policies in the plan requires consideration of GI, therefore, should the site be allocated	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			part of the development should the site be allocated.	consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, as although the site is of a scale that would be expected to deliver FTTP at the time of construction, this would depend on the delivery and implementation of the site should it be allocated.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are significant concern regarding access to the site		The site is likely to have an overall neutral impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Newbury town centre. With a local bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is adjacent to Ancient woodland and 2 LWSs and partly within a BOA	Survey work would be required with appropriate avoidance and mitigation measures.	The site is likely to have a negative impact on environmental sustainability. Mitigation measures would be required and may result in an overall neutral impact on environmental sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>historic environment is conserved and enhanced.</b>				BNG would also be required.	
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape. The development would be highly visible on approach to/from Newbury on the A339.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage in relation to a grade II listed building and potential for finds associated with the second battle of Newbury.	Survey work and mitigation measures would be required.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	?	The site is likely to have an unknown impact on air pollution when the site is considered in combination with the HELAA site CA15.	Survey work and mitigation measures would be required.	The site likely to have an unknown impact on environmental sustainability in relation to air and noise. Mitigation measures would be required to ensure no negative impacts.
	6(b): To manage noise levels	?	The site is likely to have an unknown impact on noise levels as it would depend on the future occupants of the site. It is close to the A339 and local businesses.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is partly within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Newbury)	Permanent	Long Term	
<b>Summary</b>					
<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. 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.</p>					

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

**Recommendation:**

The site is not recommended for allocation

**Justification:**

Access via The Connection, a private road, seriously inhibits development of site. Highway Officers consider that a route through site CA15 to the B4009 would need to be provided. Development of this site should be considered as part of a future potential strategic site to the north of Newbury in order to ensure the most sustainable outcomes. Development would require access from the B4009 to the A339. A further strategic site at Newbury would be a consideration for a future review of the Local Plan.

**Discussion:**

**Site description:**

The site lies to the north of Newbury, a large area of some 40ha, in agricultural use. Most of the site lies to the east of the A339, to the north of the Vodafone site and residential development at Kingsley Close, where it adjoins site CA15. The part of the site to the west of the A339 lies to the north east of Donnington and is adjacent to the Donnington settlement boundary only on the south west corner of the site.

There is planning permission, granted at appeal, for development of up to 401 homes plus a school, immediately to the south of the western part of the site, on both sides of the A339, with access from the roundabout on the A339.

**January 2023 HELAA conclusions:**

The site is available (in single ownership, and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would impact on the character and identity of Donnington. Further landscape assessment required.

Highways concerns, particularly if the access for the eastern land parcel via The Connection is not upgraded from a private road to adoptable standards, and a route through CA15 to the B4009 is not provided.

Surface water flow paths within the site. Flooding was reported in the eastern land parcel during the July 2007 flood event.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. High risk of adverse nature conservation impacts. Additional ecology surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site lies within the Winterbourne Farmed Chalk Mosaic (FC4). This is generally a large open and gently rolling landscape. Development of the site would be highly visible on the approach to and exit from Newbury on the A339. Further landscape work required.

**Flood risk:**

Site is within Flood Zone 1 at low probability of fluvial flood risk. High risk of surface water flood for north east quadrant of western site and central & western part of eastern site. High to medium groundwater flood risk.

Both surface water and groundwater flood risk have been designed for in an adjacent permitted development site.

**Highways / Transport:**

Access via The Connection, a private road, seriously inhibits development of site. Highway Officers consider that a route through site CA15 to the B4009 would need to be provided. Concern regarding a greater impact on the Robin Hood Gyratory. It is probably not possible to increase the capacity of the gyratory any further. Any development of this larger site would need a Transport Assessment and use of the Newbury VISSIM model. A Transport Assessment required to understand the cumulative impact on the strategic road network.

**Heritage:**

Development would harm the setting of Grade II Listed barn at Shaw Farm. A Historic Impact Assessment will therefore be needed to establish the historic significance of the building within its wider setting. The site may lie within the extent of the 2<sup>nd</sup> Battle of Newbury. Has already been a programme of fieldwalking and evaluation over much but not all of this site: further work will be necessary, either to assess parts which have not had evaluation or to mitigate impact on development on known archaeological features

**Education:**

Shaw cum Donnington primary school would not be able to mitigate impact of this development as site is landlocked. Development would have a significant impact on secondary school provision in Newbury but is not enough to justify a new school on its own. Timing will be key and housing that is planned for much later in the plan period may be better accommodated if demographic numbers do fall - but this is by no means certain. May be longer term requirement for additional secondary provision for Newbury/Thatcham.

**Environmental Health:**

Site is adjacent to A339 – high risk of noise and vibration and medium risk of contamination. Impacts would need to be mitigated.

**Ecology:**

Site is within 0.5 km of the River Lambourn SAC, at least one SSSI, Ancient Woodland, Local Wildlife Sites and with priority habitats within the site and within a 500m radius. There European protected species and priority species within 500m. Ecological surveys will be needed to establish current site conditions, the presence of any protected species at the site, and if there are mitigation and avoidance measures.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

Small part of site (north east of eastern parcel) within existing Mineral Safeguarding Area. Small areas of both parcels within proposed Mineral Safeguarding Areas. Consideration of mineral/waste safeguarding issues is required. Safeguarding policies apply in order to ensure development does not prevent or prejudice the operation of the safeguarded infrastructure.

**Utility Services**

*Water supply:*

Thames Water has significant concerns regarding water supply services in relation to this site. The water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer should be required to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered.

*Waste Water:*

Thames Water have advised that the scale of development is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity distribution:*

There is a network of existing high voltage (HV) overhead lines in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None

**Parish / Town Council:**

**East of A339:** Concern regarding flooding and road access. Access would need to be via A339 to avoid the Oxford Road, Love Lane and B4009, however, this road already queues at peak time from Vodafone roundabout to Robin Hood roundabout before the planned build of the 401 'Hilltop' houses. Distance from Newbury means that significant amount of cycle and pedestrian access would be unlikely. Development would entail the loss of attractive landscape and there would be an adverse impact on wildlife and its habitat. Wooded areas should be protected from development. Development would impact on the character and identity of Shaw-cum-Donnington. Land is mixed grade 2 and 3 agricultural land.

**West of A339:** Access could be via the North Newbury proposal and/or via a new connection onto the A339 and/or onto the Oxford Road. Access e from the Oxford Road would place further strain on the Wantage Road junction and the Love Lane junction that are congested at peak times. Flooding can be an issue on the site, near Donnington Valley Hotel. The site is sufficiently far from facilities to discourage pedestrian and cycle access and encourage vehicle traffic. Land is mixed grade 2 and 3 agricultural land.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

Site in one ownership and confirmed as immediately available.

**Achievability:**

No known legal or delivery issues identified

**Relationship to / in combination effects of other sites :**

Highway Officers consider that a route through CA15 to the B4009 would need to be provided. Development should be considered as part of a future potential strategic site to the north of Newbury covering a wider area, which would require comprehensive master planning.



## Eastern Area

### TIL13 Pincents Lane, Tilehurst (138 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	?	Part of the site is within a surface water flood risk area.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend	Policies in the plan requires consideration of GI,	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		on what GI would be proposed as part of the development should the site be allocated.	therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, the reduced size of the site is unlikely to be of a size where it is possible to improve accessibility to It facilities. The larger scale site, may have had scope to include FTTP.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.	Locally there are significantly concerns regarding access to the site.	The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links, with access to a bus interchange at the Retail Park		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is adjacent to Ancient woodland, with TPOs and a LWS on the site, it is also within a BOA	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to landscape and heritage.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>environment is conserved and enhanced.</b>	5(b): To conserve and enhance the character of the landscape	0	The site is considered acceptable in landscape terms, subject to mitigation measures set out in the landscape assessment.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage assets as there is potential for archaeological interest on the site.	Survey work and mitigation measures would be required.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to impact on air quality		The site unlikely to have an impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line	0	The site is unlikely to have an impact waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	with the waste hierarchy and reuse of materials				
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Eastern Area)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Tilehurst	<b>Parish:</b>	Tilehurst
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<b>Site ID:</b>	TIL13	<b>Site Address:</b>	Land at Pincents Lane, Tilehurst
<b>Use(s) proposed by site promoter</b>	Residential and public open space. The site promoter has also indicated there could be the potential inclusion of retail and land for a primary school, subject to the number of dwellings delivered	<b>Development Potential:</b>	Up to 138 dwellings

**Recommendation:**

The site is not recommended for allocation

**Justification:**

In principle, part of the site is suitable for development. A Landscape Capacity Assessment has recommended that part of the site would be acceptable for development without resulting in harm to the adjacent AONB.

The site is located adjacent to the settlement of Tilehurst, and is close to local services, facilities, and public transport nodes. Within the settlement hierarchy, the Eastern Urban Area (which includes Tilehurst) is identified as an Urban Area due to the wide range of services available. Urban Areas are the focus for the majority of development.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, minerals, transport, and the timely delivery of infrastructure are achieved.

However, Members have raised concerns that development would have an unacceptable impact on the local highway network, and they have recommended that the site is not allocated.

**Discussion:**

**Site description:**

The site lies to the west of Tilehurst, and north east of Pincents Kiln Industrial Park and the Sainsbury's retail park. The site is close to local services and facilities (including shops, schools and public transport links) within the urban area. The North Wessex Downs AONB lies to the north west of the site.

The majority of the site comprises of a former 9 hole pay and play golf course which ceased in the late 1990s. The remaining part of the site is in equestrian/agricultural use. The site contains grassland, hedgerows, trees and scrub land. There are two public rights of way on site; TILE/13/3 which runs roughly through the centre of the site east to west, and TILE/15/1 which joins TILE/13/3 at the eastern boundary and runs upwards along the eastern and north boundary towards Farm Drive. There is a claimed public right of way at the southern boundary with the recreation ground up to the northern boundary. The former golf course part of the site has informal public access where the private land is not fenced off from the public rights of way.

**January 2023 HELAA conclusions:**

The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

The site is located adjacent to the settlement boundary. Development of the whole site would result in harm to the AONB, and would also be inappropriate in the context of the existing settlement form, pattern, and character.

Allocation would be dependent on the outcome of further landscape capacity work.

High risk of adverse nature conservation impacts. Further ecological surveys required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Sulham Elevated Wooded Chalk with Slopes (WC2). The area has a strong rural character, and sense of tranquillity and wooded setting which is especially valued given the close proximity of the urban edges. The sense of enclosure provided by the frequent woodland and the winding rural lanes which cross the landscape result in the perception of the area being far removed from the nearby urban environment. The wooded slopes provide an important setting to the wider urban area help integrate Reading within its landscape context.

Key detractors in this area include ongoing development pressure due to the proximity to Reading, and land uses associated with the urban area can create an urban fringe character in the otherwise strongly rural landscape. Other detractors include the increase in traffic on rural roads which could result in a loss of tranquillity and may require road improvements such as widening.

The landscape strategy for the area is to conserve and enhance the special qualities of the AONB, conserve the rural character and role of the area as a wooded setting to Reading, conserve the characteristic winding lanes, and conserve the important views and vantage points and role as wooded setting to Reading and the Pang Valley.

A 2015 Landscape Capacity Assessment commented that the site is separated from Tilehurst by a very substantial wooded edge which includes Withy Copse and Oliver's Copse. It went on to state that the site makes a major contribution to the area of open semi-rural land which forms a transitional setting to the hard settlement edge east of the woodland, and that the lower south-westerly part of site is part enclosed by existing development and lies on the lower slopes relating well to the adjacent commercial part of Calcot. It recommended that only part of the site would be suitable for development.

The open nature of the site prevents the coalescence of Theale/Calcot and Calcot/Tilehurst to the east. Development of the whole site would be inappropriate in the context of the existing settlement form, pattern, and character.

**Flood risk:**

The site is within Flood Zone 1 whereby there is a low probability of fluvial flooding. Five surface water flow routes travel north to south through site. Three are low risk. And two are medium risk.

The site is not at risk from groundwater flooding.

**Highways / Transport:****Access:**

Access will be obtained for vehicles via Pincents Lane with an emergency access also provided. There is an existing pinch point in Pincents Lane with another likely as Pincents Lane enters the site. They are of adequate width. Further pedestrian / cycle routes will also be provided along Pincents Lane to the north.

**Local Highway Capacity:**

The site will generate circa 828 vehicle movements per day with circa 83 during peak hours. There is much concern regarding the impact along Pincents Lane and along the A4. There is an existing VISSIM traffic model that has been extensively updated and the results are awaited. There must not be any detrimental impact.

**Heritage:**

Development has the potential to harm the setting of Pincents Manor (Grade II Listed). A Heritage Impact Assessment will be required.

Regarding undesignated heritage assets, Iron Age and Roman features were identified in evaluation in 2009.

Previous evaluation on site established a need for excavation on northern part of site.

Large parts of northern boundary follow line of pre-18th century fields and features along these should be preserved (banks, ditches, hedges, veteran trees). Woodland to east of site is Ancient Woodland and impact on this should be assessed.

A desk-based assessment to better understand archaeological potential and survival is required – this would be an update of previous work.

**Education:**

The site is within the catchment for Springfield Primary, Calcot Infant, and Calcot Junior Schools. The impact of development can be accommodated within these schools.

In terms of secondary provision, the impact will be just around 0.5 Form of Entry. The site straddles the two catchment areas, with the majority of the housing in the Calcots catchment area. It is likely that this scale of

impact could be accommodated across the schools with expansion of existing accommodation. This will, however, depend on the need to mitigate the impact of housing and demographic growth in Theale and on the timing of the development alongside these factors.

**Environmental Health:**

The site is close to the M4 and A4. There is a medium risk of contamination. Medium risk of noise to future occupants from nearby commercial uses

**Ecology:**

There are Tree Preservation Orders across the site.

Within 500m of the site are a priority habitat, European protected species, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m. Ancient woodland and a Local Wildlife Site adjoin the eastern site boundary.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

**Minerals and Waste:**

Approximately half of site within an existing Mineral Safeguarding Area, and approximately 2/3 of the site is within proposed Mineral Safeguarding Area. Such areas are underlain by (mainly) sand and gravel. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

**Utility Services**

*Water supply:*

Thames Water have raised significant concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.

*Wastewater network:*

Thames Water have advised that The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity distribution:*

There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

A Neighbourhood plan is being prepared that will cover the parish of Tilehurst. A Regulation 14 (pre submission) consultation took place on the draft neighbourhood between September and October 2022, and within the draft plan the site was proposed as a Local Green Space designation.

**Parish / Town Council:**

No comments.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological features, heritage assets, with a potential negative impact on the landscape. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

There are four landowners, and one of these is a developer. There are no disclosed legal issues that would prevent development.

**Achievability:**

There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

**Relationship to / in combination effects of other sites :**

13 sites in Tilehurst were assessed through the HELAA. Eight sites were assessed as being 'not developable within the next 15 years' and have not been considered any further through the site selection work. Of the five sites assessed as having potential, four are located within the settlement boundary whereby there is a presumption in favour of development and such sites are not being proposed for allocation. TIL13 is the only site with potential.



## THE1 Whitehart Meadow, High Street, Theale (100 dwellings – reduced to 40 dwellings on landscape grounds)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or negative impact on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	-	The site is at risk from fluvial flooding FZ2 and there is a history of surface water flooding on the site as well as high groundwater levels.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures. The original proposal for 100 dwellings, included provision of a care home, which may not be possible with a smaller scheme.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	?	The site is likely to have an unknown impact on access to IT facilities, the reduced size of the site is unlikely to be of a size where it is possible to improve accessibility to It facilities. The larger scale site, may have had scope to include FTTP.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Theale town centre, with access to bus routes along the A4 and Theale railway station		
<b>5: Ensure that the character and distinctiveness</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is within a BOA and there are a number of priority habitats within the site and	Survey work would be required with appropriate avoidance	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>of the natural, built and historic environment is conserved and enhanced.</b>			close to the site. There is Ancient Woodland and a SSSI within 500m of the site.	and mitigation measures.  BNG would also be required.	relation to biodiversity and landscape.
	5(b): To conserve and enhance the character of the landscape	- / 0	The original site area would be likely to have a negative impact on the landscape. As a result of landscape work carried out the area of the site has been reduced to that which is considered appropriate in landscape terms, subject to mitigation measures.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.	Survey work would be required. With possible mitigation if assets are found.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	-	The site is likely to be negatively impacted by air quality as it is adjacent to the M4.	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	-	The site is likely to be negatively impacted by noise as it is adjacent to the M4 and electricity pylons cross the site.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as it is adjacent to a former sewage treatment works which could have resulted in contamination.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>efficiency of land use.</b>	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	would be required to limit the impact.
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Significantly water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is mostly within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>economic base which meets identified needs.</b>	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Eastern Area)	Permanent	Long Term	
<b>Summary</b>					
<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>					

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Theale	<b>Parish:</b>	Theale
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<b>Site ID:</b>	THE1	<b>Site Address:</b>	Whitehart Meadow, High Street, Theale
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 40 dwellings

**Recommendation:**

The site is recommended for allocation.

**Justification:**

The site is adjacent to the settlement of Theale, and is close to the existing amenities of the town, the employment area at Arlington Business Park, and public transport nodes. Within the settlement hierarchy, Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement.

Landscape Sensitivity and Capacity Assessment concludes that development on the north western part of the site could be accommodated without compromising the separate settlement identity of Theale from Calcot.

The wider site promoted includes a small area within Flood Zone 2, however the area proposed for allocation lies within Flood Zone 1.

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

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, environmental health, minerals, transport, and the timely delivery of infrastructure are achieved.

The site is within the settlement of Theale which in the settlement hierarchy, The site lies to the east of the town, on greenfield land between the existing built up area (Woodfield Way) and the M4,

**Discussion:**

**Site description:**

The site lies to the east of the town, on greenfield land between the existing built up area (Woodfield Way) and the M4. The whole site area is 8ha. The site has an extant permission for a hotel, and the access road has been constructed. A Public Right of Way (THEA/5/2) runs along part of the western site boundary and through a small part of the site, and there are connections to the countryside to the north. There is a small recreation ground to the west of the site, which contains a small play area. The site has extant permission for hotel but is being promoted for alternative uses.

The site was assessed in the 2013 Strategic Housing Land Availability Assessment (site ref was THE002) as 'potentially developable'. The site was subsequently assessed in more detail during the preparation of the Housing Site Allocations Development Plan Document, whereby the site was not recommended for allocation due to the location of the site adjacent to the M4 (and resultant noise and air quality issues), and the location of a pylon in the centre of the site. In addition, the Environment Agency strongly recommended that the site was not allocated due to majority of it being in Flood Zone 2. A sequential test would have been required to allocate the site in the Housing Site Allocations Development Plan Document. Other suitable sites with a lower risk of flooding were available in Theale and across the district, so the Council would have been unable to carry out the sequential test. There has been a successful flood risk challenge, and the area that is within Flood Zone 2 is concentrated to near a third of the site.

**January 2023 HELAA conclusions:**

The site is available (in single ownership, and the owner is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Not all of the site is suitable for development - the site is adjacent to the AONB, and Landscape Sensitivity and Capacity Assessment concludes that development could only be accommodated on the north western part of the site. In addition a small part of the site is within Flood Zone 2.

There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.

A Transport Assessment will be required with nearby junctions modelled to determine impact and capacity.

Further ecological surveys will also be required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The West Reading Landscape Sensitivity Study (2009) identifies that the northern half of the site is within the 'Englefield Wooded Farmlands', which has a medium sensitivity, whilst the southern half is within the 'Theale-Calcot Gap' which has a low sensitivity. West Berkshire Landscape Character Assessment (2019) - the site forms part of the Cold Ash Woodland and Heathland Mosaic LCA (WH4). The decreasing separation/coalescence between settlements together with the loss of gradation between settlement and countryside have been identified as key detractors in this area.

The site is fairly open land, with some tree belts and extensive areas of vegetation. The north-eastern edge of the site forms the south-western edge of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). There are high voltage pylons running diagonally across the site. The site would expand development into the existing buffer between village and the M4.

A Landscape Sensitivity and Capacity Assessment was prepared in September 2021 for the site, and this concludes that across the north western part of the site, development could be accommodated without totally compromising the separate settlement identity of Theale from Calcot subject to the following requirements:

- The developable area eastern boundary should only extend as far as the pylons.
- The developable area southern boundary should only extend as far as the stream, with the site area beyond left as undeveloped to retain the open character between Theale and Calcot. The stream should be retained as a feature and part of the open space.

Development should be limited to two storeys in height and follow the requirements as set out above under the title of landscape mitigation and contribution to green infrastructure.

**Flood risk:**

Nearly a third of the site lies within Flood Zone 2 (recently revised following a challenge to the Environment Agency), with the rest in Flood Zone 1.

Medium risk of fluvial flooding in area within Flood Zone 2. Low probability of fluvial flooding in area within Flood Zone 1.

The area proposed for allocation falls within Flood Zone 1 only.

There are a few small cases of low risk surface water pooling, the majority of which are in the north east corner next to the watercourse. There is high ground water 0-0.25m below the surface. This will prevent use of infiltration for Sustainable Drainage Systems.

Further information is required to fully assess the flood risk and mitigation at the site.

**Highways / Transport:**

No significant impact on access, aside from setting back the current road block facilities to allow access.

A Transport Assessment will be required with nearby junctions modelled to determine the highway impact and capacity. The site would access the very east end of the High Street where there are minimal traffic flows. There is a mini-roundabout at the nearby junction with Hoad Way that affords good access to the A4 and M4 J12. The capacity of the A4 near the M4 needs to be investigated further as part of the Transport Assessment.

There are regular bus and train services serving Theale.

The train station is located approximately a kilometre from the site, with services between Bedwyn, Reading and London Paddington, every 30-60 minutes bolstered in peaks. Bus stops are located on the High Street within 0.5km of the site, providing 30 minute services between Newbury and Reading.

There are opportunities for walking and cycling within Theale and to surrounding areas, with services within close proximity to the site.

**Heritage:**

Development would not impact upon designated heritage assets.

An archaeological assessment will be required (2004 evaluation of part of the site needs updating) to further understand archaeological potential and survival, as possible prehistoric settlement and ditches of former water meadow on site. External site boundaries follow course of pre-18th century fields. Features along their courses should be preserved (trees, hedges, banks, ditches).

**Education:**

The site is within the catchment of Theale CofE Primary School. The school has moved to the new site and will be able to absorb the impact of new housing already planned. It is likely therefore that, depending on the timing of additional development, that further provision may be required. It is important to note that were this development to go ahead without mitigation, existing families may be displaced and a burden to transport these families elsewhere placed upon the Council.

The site is within the catchment area of Theale Green secondary school. It is likely that this impact can be accommodated within the existing infrastructure.

**Environmental Health:**

The site is adjacent to the M4. Development could see a significant worsening of nitrogen dioxide and particulate matter. High risk of noise and vibration from M4 and pylons.

There is possibility of contamination due to the presence of the former sewage works to the north. Further investigation is required to identify any contamination and remediation measures.

**Ecology:**

There are priority habitats within the site and within a 500m radius; Ancient Woodland and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area. Up to date ecological surveys will be needed to establish current site conditions and recommend mitigation measures.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre.

**Minerals and Waste:**

The majority of the site is within an existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required. The site is approximately 630 metres from a Minerals Preferred Area at south east of Theale, proposed for mineral extraction. A Minerals Resource Assessment will be required.

**Utility Services**

*Water supply:*

Thames Water (*response for 300 odd dwellings*) have concerns regarding water supply services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

*Wastewater network:*

The scale of development/s is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s.

*Electricity distribution:*

SSE noted that there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is highly likely that HV network reinforcement and / or secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection.

National Grid note that the site is crossed by National Grid high voltage electricity transmission overhead lines. National Grid prefers that buildings are not built directly beneath its overhead lines, due to protecting the amenity of potential occupiers and for maintenance reasons. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to



create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

**Other:**

None

**Parish / Town Council:**

None received from Theale Parish Council.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be significantly upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by a single developer and would be available in the next 1-5 years.

**Achievability:**

There are no known legal constraints at this time

**Relationship to / in combination effects of other sites :**

The site is directly adjacent to THE7 (former sewage works), and THE8 which is promoted for offices (designation of employment area). Part of site THE7 is proposed for allocation for residential use, however site THE8 is not proposed for allocation. The in combination effects relate to the impact on the landscape and setting of the AONB; the capacity of the local highway network; and air and noise quality.

## THE7 Former Sewage Treatment Works, Blossom Lane, Theale (70 dwellings – reduced to 60)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown or negative impact on all elements of sustainability without appropriate flood management and mitigation measures.
	9(b): To sustainably manage flood risk to people, property and the environment	? / -	Part of the site is at risk from fluvial flooding (FZ2) and there is surface water and groundwater flood risk on the site.	Development would need to avoid the areas at risk of flooding. SuDS and flood management measures would be required.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as the site is close to local services and facilities		There is likely to be a positive impact on health, safety and wellbeing due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend on	Policies in the plan requires consideration of	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		what GI would be proposed as part of the development should the site be allocated.	GI, therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to local walking and cycling links into Theale town centre, with access to bus routes along the A4 and Theale railway station		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	-	The site likely to have a negative impact on biodiversity. The site is within a BOA and there are a number of priority habitats within the site and close to the site. There is Ancient Woodland and a SSSI within 500m of the site.	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to biodiversity and landscape.
	5(b): To conserve and enhance the character of the landscape	- / 0	The site is considered acceptable in landscape terms, subject to mitigation measures set out in the landscape assessment.	Mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.	Survey work would be required. With possible mitigation if assets are found.	
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	-	The site is likely to be negatively impacted by air quality as it is adjacent to the M4.	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	-	The site is likely to be negatively impacted by noise as it is adjacent to the M4 and electricity pylons cross the site.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as it is a former sewage treatment works which could have resulted in contamination.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown or negative impact on environmental and social sustainability in relation to consumption of natural resources, particularly in relation to water resources. Mitigation measures and network upgrades are likely to be required.
	8(b): To reduce waste generation and disposal in line	0	The site is unlikely to have an impact waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	with the waste hierarchy and reuse of materials				
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water supply as there is limited water network capacity in this area. Development would also requires upgrades to the wastewater network	Water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as has of it is within a MSA.	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Eastern Area)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Theale	<b>Parish:</b>	Theale
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<b>Site ID:</b>	THE7	<b>Site Address:</b>	Former Theale Sewage Treatment Works, Blossom Lane, Theale, RG7 5GB
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 60 dwellings

**Recommendation:**

The site is recommended for allocation

**Justification:**

The site is adjacent to the settlement of, and is close to the existing amenities of the town, the employment area at Arlington Business Park, and public transport nodes. Within the settlement hierarchy, Theale is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements which offer development potential appropriate to the character and function of the settlement.

Landscape Sensitivity and Capacity Assessment concludes that development across the western part of the site could be accommodated subject to mitigation measures.

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

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, environmental health, minerals, transport, and the timely delivery of infrastructure are achieved.

The site is accessible to Theale which has a range of services and facilities, and there are opportunities to connect to the countryside beyond. Care is needed in the design and overall site planning so not to adversely impact on the character of the area, setting of the AONB and gap between Theale and Calcot. Issues outstanding include assessments for air and noise quality, contamination, highways, ecology, flooding, and minerals.

Potential for allocation for residential development on part of the site as long as the separate identities of Calcot and Theale can be maintained, development can be integrated into the existing settlement, and would not result in harm to the character of the area and setting of the AONB. Allocation would also be dependent on a review of the settlement boundary for Theale.

**Discussion:**

**Site description:**

The site lies to the north-east of Theale, on greenfield land (there is no evidence of built structures from the former sewage works). The site area is 4.93ha. There are public rights of way to the north and south of the site, with road connections towards the town centre, via Blossom Lane. There is a small recreation ground to the south of the site, which contains a small play area.

The site was assessed in the 2013 Strategic Housing Land Availability Assessment (Strategic Housing Land Availability Assessment, whereby the site ref was THE001) as 'potentially developable'. During the preferred options stage significant concern was raised regarding access to the site, with limited scope for improvements to be made without acquiring third party land. Landscape assessment work indicated that the site would be suitable for development subject to various mitigation measures, including a buffer to separate the site from the existing village. As a result, There was concern that this buffer would mean that the site would then be poorly related to the existing settlement. The site was not recommended for allocation at the submission stage of the Housing Site Allocations DPD.

**January 2023 HELAA conclusions:**

The site is available (in single ownership with a developer as an owner), although achievability is unknown due to the high risk of contamination which could result in cost factors.

Only parts of the site are suitable - a Landscape Sensitivity and Capacity Assessment prepared in September 2021 concluded that development across the western part of the site could be considered further subject to

mitigation measures. In addition part of the site falls within Flood Zone 2 and this area has shown to have flooded in the past. Residential development should be avoided in this area.

There are a number of factors which would need to be investigated further to confirm that the site is developable - high voltage power lines transect the site, and assessment may be needed plus appropriate use of the land near powerlines.

Further information required on a number of matters, including highways and ecology, before a robust decision can be made.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The Landscape Sensitivity Study (2009) - the site is located within the south eastern corner of LLCA16A Englefield Woodland Farmlands. The area provides a strong contrast and rural landscape setting to the village. It notes that part of this area might be acceptable if the existing landscape structure is used to integrate the development and is reinforced to maintain a perceptible gap between Theale and Calcot.

A Landscape Character Assessment (LCA) carried out in 2015 noted that the site contributes to the landscape and visual setting of the AONB Sulham escarpment. Development would expand Theale into the open countryside between Theale and Calcot. It concluded that development could potentially result in harm to the natural beauty and special qualities of the AONB if the built form was readily visible from the Sulham escarpment and increased perception of the urbanisation of the landscape setting of the AONB. The LCA recommended that the site may be suitable, but the extent of development should be limited.

West Berkshire Landscape Character Assessment (2019) - the site forms part of the Cold Ash Woodland and Heathland Mosaic LCA (WH4). The decreasing separation/coalescence between settlements together with the loss of gradation between settlement and countryside have been identified as key detractors in this area. The landscape strategy is therefore to retain the individual identity of settlements and to conserve elements that mark a transition between settlement and countryside.

A Landscape Character Assessment (LCA) carried out in 2015 noted that the site contributes to the landscape and visual setting of the AONB Sulham escarpment. Development would expand Theale into the open countryside between Theale and Calcot. It concluded that development could potentially result in harm to the natural beauty and special qualities of the AONB if the built form was readily visible from the Sulham escarpment and increased perception of the urbanisation of the landscape setting of the AONB. The LCA recommended that the site may be suitable, but the extent of development should be limited.

A Landscape Sensitivity and Capacity Assessment was carried out in September 2021, and this concluded that development across the western part of the site could be considered further subject to the following requirements:

- Limit the developable area to the western part of the site.
- Retain a landscape buffer of a minimum of 15m to Blossom Lane and footpath to retain the immediate open planted landscape setting
- Additional layers of tree planting to be included in area of Green Infrastructure to the west, north and east of the site which will screen views from the AONB
- Orientate development to face onto open space off Woodfield Close whilst retaining the majority of the boundary planting
- Break up built form with substantial areas of tree planting to break up the roofscape
- Reduce density to reflect semi-rural edge of Theale in order to facilitate a positive extension to Theale, the following requirements would also be necessary:
  - Footpath access through southern boundary at eastern end linking to existing Public Right of Way (THEA/5/1)
  - Footpath access through northern boundary linking to existing Public Right of Way (THEA/14/1)
  - Buildings should be restricted to two storeys and be no higher than the adjacent dwellings as found on the outer settlement edge of Theale
  - The creation of positive green infrastructure links with the existing open space, potential development on site THE7 and the existing settlement edge of Theale

**Flood risk:**

The eastern part of the site lies within Flood Zone 2. There is surface water and groundwater flood risk, and there is high ground water, preventing the infiltration for Sustainable Drainage Systems. Two low risk surface

water pooling cases in the centre of the site. East of the watercourse a small amount of medium risk pooling occurs.

Some 70% of site high ground water 0-0.25m below surface with a chance of emergence at significant rates. However the Jacobs groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

Further information is required to fully assess the flood risk and mitigation at the site.

The area proposed for allocation falls outside of Flood Zone 2.

#### **Highways / Transport:**

##### *Access:*

Improvements would be required to Blossom Lane to allow appropriate access to the site.

##### *Local Highway Capacity:*

Although both Blossom Lane and Crown Lane have restricted carriageway characteristics, subject to the improvements, the impact of the trips from the proposed development may not have an adverse impact on local highway capacity. There is concern regarding the impact on Blossom lane and into Theale, including the capacity of the A4 near the M4. A Transport Assessment is therefore required to evaluate traffic impact on the highway network.

#### **Heritage:**

Development would not impact upon designated heritage assets.

An archaeological assessment will be required to further understand archaeological potential and survival.

#### **Education:**

The site lies within the catchment area of Theale CofE Primary School. The school has moved to the new site and will be able to absorb the impact of new housing already planned. It is likely therefore that, depending on the timing of additional development, that further provision may be required.

The site lies within the catchment area for Theale Green Secondary School. It is likely that this impact can be accommodated within the existing infrastructure.

#### **Environmental Health:**

The site is adjacent to the M4, and development could see a significant worsening of nitrogen dioxide and particulate matter. High risk of noise and vibration from M4 and pylons. Appropriate assessments are needed for air quality and noise.

There is possibility of contamination due to the presence of the former sewage works. Appropriate assessments would be required to identify contamination and offer remediation measures.

#### **Ecology:**

There are priority habitats within the site and within a 500m radius; and Site of Special Scientific Interest within 500m of the site. The site is within a Biodiversity Opportunity Area. An area of Ancient Woodland abuts the north-eastern side of the site, with further areas of Ancient Woodland located within 500m of the site.

Up to date ecological surveys will be needed to establish current site conditions.

Medium risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre.

#### **Minerals and Waste:**

Approximately half of site within existing Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required.

The Site approximately 980m from Mineral Preferred Area: South East of Theale. A Minerals Resource Assessment will be required.

#### **Utility Services**

##### *Water supply:*

Thames Water state that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity.



*Wastewater network:*

The scale of development/s is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s.

*Electricity distribution:*

There is a network of existing HV underground cable in close proximity of the site. It is likely that HV network reinforcement and / or secondary substation upgrade will be required. This is also dependent on capacity required at the time of connection

National Grid note that the site is crossed by National Grid high voltage electricity transmission overhead lines. National Grid prefers that buildings are not built directly beneath its overhead lines, due to protecting the amenity of potential occupiers and for maintenance reasons. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

**Other:**

None

**Parish / Town Council:**

None received

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations, as well as a potential negative impact on the landscape if adequate mitigation measures are not provided. Negative impacts have also been identified in relation to environmental and social sustainability as the water network and possibly waste water network would need to be upgraded to accommodate the development. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by a single private landowner. It is available in the next 1-5 years.

**Achievability:**

There are no known legal constraints at this time. There may be a high risk of contamination on the site which could affect viability.

**Relationship to / in combination effects of other sites :**

The site is directly adjacent to THE1 (Whitehart Meadow), and near to THE8 which is promoted for offices (designation of employment area). Part of site THE1 is proposed for allocation for residential use, however site THE8 is not proposed for allocation. The in combination effects relate to the impact on the landscape and setting of the AONB; the capacity of the local highway network; and air and noise quality.

## MID4 Land north of A4 Bath Road, Junction of New Hill Road, Woolhampton (up to 20 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	<b>+</b>	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Woolhampton		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	<b>0</b>	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	<b>?</b>	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have a positive impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	<b>+</b>	The site is close to local walking and cycling links, with access to bus routes along the A4.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	<b>?</b>	The site likely to have an unknown impact on biodiversity as it is adjacent to ancient woodland and LWS.	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is unlikely to have an neutral impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	<b>0</b>	The site is unlikely to impact on landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	<b>0</b>	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	?	The site is likely to have an unknown impact on air pollution as it is adjacent to the A4	Survey work and mitigation measures would be required.	The site likely to have a negative impact on environmental sustainability in relation to air, water, soil and noise without adequate mitigation measures.
	6(b): To manage noise levels	?	The site is likely to have an unknown impact on air pollution as it is adjacent to the A4	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.	Survey work and potentially mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources. Measures relating to energy use may result in a positive impact if they are included within any proposals coming forward on the site.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as it is with a MSA	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction would need to be considered.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (Eastern Area)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	Eastern Area	<b>Settlement:</b>	Woolhampton	<b>Parish:</b>	Midgham
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<b>Site ID:</b>	MID4	<b>Site Address:</b>	Land north of the A4 Bath Road, junction of New Hill Road, Woolhampton
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 16 dwellings

**Recommendation:**

The site is recommended for allocation

**Justification:**

The site is well related to the existing settlement of Woolhampton and is within close proximity to a limited number of services and facilities. A small number of dwellings would be in keeping with the size and function of Woolhampton as a Service Village.

The Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) indicates a predominantly neutral sustainability impact. There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives.

Nevertheless, there are some factors and effects that will require further investigation, planning and mitigation to ensure the most sustainable outcomes in relation to ecology, education, environmental health and minerals, and to ensure utilities are made available in a timely manner.

**Discussion:**

**Site description:**

The site is located on the western edge of Woolhampton village, and is greenfield land as the site was in use as a paddock and there are no built structures within the site.

The gradient of the site falls away to the south. It is bounded by New Road Hill to the east, and the A4 Bath Road to the south. There is linear residential development to the north and east of the site, and the properties are detached and set within large plots.

The Bath Road frontage includes allotments, a community hall and linear residential development. There is a block of ancient woodland to the west of the site known as Great Mounts Copse.

The northern, eastern and southern site boundaries adjoin the settlement boundary of Woolhampton.

**January 2023 HELAA conclusions:**

The site is available (in single ownership and there is an option agreement with a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

An ancient woodland (Great Mounts Copse) is immediately adjacent to site, suitability of site depends on appropriate avoidance and mitigation measures. A buffer will be required between the ancient woodland and development.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further landscape assessment required, and high risk of adverse nature conservation impacts and further ecological studies required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site significantly slopes down in a north to south direction. There is existing residential development to the east and north of the site. The western boundary of the site nearby open countryside is well screened by mature trees.

**Flood risk:**

None.

**Highways / Transport:**

No significant impact expected on local highway capacity.

A recent planning application for 16 dwellings on the site proposed a single access from the A4 Bath Road, and the Council's Highways Team did not raise any objection to this.

**Heritage:**

There are no designated heritage assets within or adjacent to the site. A desk-based assessment to better understand archaeological potential and survival will be required. Fieldwork techniques to better understand the Mesolithic potential may be necessary. Such an assessment would be required to accompany any future planning application.

**Education:**

The site is within the catchment for Brimpton Church of England Primary School, which is located c.2.6km away from the site. The scale of development would be absorbed into the catchment population.

In terms of secondary provision, the school is within the catchment for the Kennet School which is located c. 4.6km away in Thatcham. It is likely that the impact from development can be accommodated within the existing infrastructure.

**Environmental Health:**

Site not contaminated. Possible impact (noise / pollution) from nearby A4. However, with appropriate design and layout it is considered that the impacts should be minimised.

**Ecology:**

The site lies adjacent to a block of ancient woodland. An appropriate buffer of at least 15 metres between any development and ancient woodland will be required.

The ancient woodland is also designated as a Local Wildlife Site. High risk of adverse nature conservation impact identified by the Thames Valley Environmental Research Centre. Development has the potential to have a high risk of adverse impacts. Further assessment will be required to determine the necessary mitigation and enhancement measures.

The site is not located within a Nutrient Neutral Zone.

**Minerals and Waste:**

Site within an existing and proposed Mineral Safeguarding Area. Consideration of mineral sterilisation issues is required. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources and consideration of extraction prior to any development would be encouraged. A Minerals Resource Assessment will be required to support any future planning application.

**Utility Services:***Water supply:*

Thames Water have commented that on the information available to date they do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.

*Wastewater network:*

The scale of development/s is likely to require upgrades to the wastewater network. They are recommending an agreed housing infrastructure phasing plan to ensure development does not outpace delivery of essential network upgrades that are required in advance of occupancy.

*Electricity network:*

Scottish and Southern Electric have commented that there is a network of existing high voltage (HV) overhead lines and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade will be required.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

No comments were received from Woolhampton Parish Councils. Midgham Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation due to the greenfield nature of the site, access concerns, and ribbon development.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is in a single landownership and is available immediately.

**Achievability:**

There are no legal constraints.

**Relationship to / in combination effects of other sites :**

Two other sites were promoted in Woolhampton Parish. These were assessed to be 'not developable within the next 15 years' in the HELAA.

The site lies c. 4km from Thatcham where it is proposed to include a strategic site allocation to the north east of the town. This will potentially increase the services and facilities (for example a new secondary school, new primary schools, employment floorspace, and sport/recreational facilities) available to surrounding settlements, like Woolhampton.



## AONB

### BRAD2 Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend (8 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site. A water course runs along the NW boundary of the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include	0	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	sustaining the significant interest of heritage assets				
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0 / ?	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on consumption of minerals.		
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD2	<b>Site Address:</b>	Crackwillow House & Village Montessori Nursery School, Cock Lane, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 8 dwellings but known issues exist which may reduce this number

**Recommendation:**

The site is not recommended for allocation.

**Justification:**

It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD3. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD2.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

**Discussion:**

**Site description:**

The site lies on the north western side of Bradfield Southend. The village is identified as a Service Village in the settlement hierarchy. The site comprises of a dwelling house and garden, as well as a nursery school. The dwelling house and garden lie outside of the settlement boundary, whilst the nursery school lies within the settlement boundary whereby there is a presumption in favour of development.

There is agricultural land to the north, west, and south of the site. Residential development lies to the east.

Bradfield Southend is identified as a Service Village in the settlement hierarchy and lies within the North Wessex Downs Area of Outstanding Natural Beauty.

**January 2023 HELAA conclusions:**

Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding.

Part of the site is located within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site lies within the AONB.

A 2014 Landscape Capacity Assessment (LCA) was carried out on a site which included the westernmost part of BRAD2 (the site had the ref BRS005 in the 2014 LCA). It advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development but this area is outside of the redline boundary for BRAD2.

The AONB Unit and Natural England have commented that there is potential for development in part. The site is well contained in part; therefore, development should not encroach beyond that of the existing line of development which would round off the northern corner of the settlement without impacting on its character and settlement pattern. However, they go on to advise that given the size of Bradfield Southend they would recommend that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

**Flood risk:**

Low fluvial flood risk. There is a high risk area of surface flow flooding from existing watercourse which can be mitigated for, but will reduce the overall developable area.

**Highways / Transport:**

Speed survey required due to nearby location of speed limit change from 60mph. due to nearby location of speed limit change from 60mph

On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

**Heritage:**

No impacts.

**Education:**

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

There are no statutory designations within or adjacent to the site. The site does not fall within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

**Minerals and Waste:**

No impact.

**Utility Services***Water supply:*

No issues.

*Wastewater network:*

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity network:*

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

Site runs down to a stream in the valley bottom. Access to and from the site onto the narrow road of Cock Lane potentially dangerous. Access onto the narrow country lane of Stanford Road also dangerous. Access to the nearest main road, South End Road, along Cock Lane, fraught with hazard. Cock Lane is a narrow carriageway with potentially four blind corners to oncoming traffic, one where the Primary School is situated that is already an issue locally, particularly at school times when the area is grid locked with parked cars and travel along this road is severely restricted (and avoided by locals currently).

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site may be

suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. The site comprises of a dwelling and nursery school and it is unknown if there are arrangements to relocate them. Availability is considered to be unknown.

**Achievability:**

Given the restrictive covenant achievability is considered to be unknown.

**Relationship to / in combination effects of other sites :**

The site is due north of site BRAD 3 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities, highways, and landscape considerations.

## BRAD3 Land south of Crackwillow House & south of Trotman Cottages, Health Road, Bradfield Southend (up to 4 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	-	The site is likely to have a negative impact as it is not of a scale to provide affordable housing as part of the development.		There is likely to be a negative impact on social sustainability as the policy may not be of a scale to provide affordable housing or a mix of housing type and mix.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	-	The site is likely to have a negative impact as it not of a scale to provide a range of housing types and tenure.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of	Policies in the plan requires consideration of GI, therefore, should the	



SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		the development should the site be allocated.	site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. Access to the site could only be delivered via BRAD2 leading to access concerns for the site.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.		
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	0 / ?	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on consumption of minerals.		
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD3	<b>Site Address:</b>	Land south of Crackwillow House & south of Trotman Cottages, Cock Lane, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 4 dwellings but known issues exist which may reduce this number

**Recommendation:**

The site is not recommended for allocation.

**Justification:**

It is acknowledged that in principle, part of the site has potential for development in landscape terms in conjunction with BRAD2. However its potential for allocation needs to be considered alongside potential development on BRAD5 due to the concern about the cumulative impact on the AONB in this location. The AONB Unit and Natural England have advised that BRAD5 is considered the most appropriate in landscape terms.

Furthermore, given the placing of Bradfield Southend within the settlement hierarchy, it is considered that the development of this site alongside others in Bradfield Southend would be too great for the village. In particular, there is already an existing allocation in the HSA DPD which is very close to BRAD3.

There is a covenant on the site and this may impact upon the availability of the site. This is not an issue affecting the preferred site for allocation.

**Discussion:**

**Site description:**

The site is located on the north western side of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy. The site is surrounded by residential development to the east and south east, and a nursery school to the north. Agricultural land surrounds the remainder of the site. The site comprises of agricultural land.

**January 2023 HELAA conclusions:**

Availability and achievability are unknown as there is a restrictive covenant on the land for housebuilding.

Part of the site is located within the settlement boundary where there is a presumption in favour of development. Part of site at risk of surface water flooding and this will reduce the developable area of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further information is required on landscape and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site lies within the AONB. A 2014 Landscape Capacity Assessment (LCA, which did not consider a small part of the northern area of the site, but also covered an area of land to the west of the site. The site had the ref BRS005 in the LCA) advised that development on the majority of the site would result in harm to the natural beauty and special qualities of the AONB. It did however advise that there is scope for a very limited amount of development on the land which forms BRAD3.

The in combination effect with BRAD2 also needs to be considered on the landscape.

**Flood risk:**

Low risk.

**Highways / Transport:**

The site is landlocked, however it is within the same landownership as site BRAD2 which is located to the north of the site. On its own, the site would not impact on the local highway capacity. However, in combination with other sites accessing on to Cock Lane could be mean capacity is reached.

**Heritage:**

No impact.

**Education:**

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

There are no statutory designations within or adjacent to the site. The site is not within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

**Minerals and Waste:**

Small area to south of the site lies within a Minerals Safe Guarding Area. A Minerals Impact Assessment will be required.

**Utility Services***Water supply:*

No issues.

*Wastewater network:*

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity network:*

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

Concern on access / exit to the site as essentially no roadway available. Access to and from the site onto the narrow road of Cock Lane potentially dangerous.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and in relation to the provision of affordable housing and the type and mix of housing as the site is too small in scale to deliver affordable housing or a range of housing types and mix. Landscape work states that part of the site may be suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

Site is in the ownership of two parties with restrictive covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

**Achievability:**

Given the restrictive covenant achievability is considered to be unknown.

**Relationship to / in combination effects of other sites :**

The site is also due south of BRAD 2 and to the east of BRAD5. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities and landscape considerations.

## BRAD5 Land north of South End Road, Bradfield Southend (20 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0 / ?	The site is unlikely to impact on biodiversity. TPOs are present along the eastern boundary of the site.	Trees would need to be retained.  BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets as there are no known assets.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0 / ?	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and	0	The site is unlikely to have an impact on consumption of minerals.		



SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD5	<b>Site Address:</b>	Land north of South End Road, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential with public open space	<b>Development Potential:</b>	Up to 20 dwellings

**Recommendation:**

The site is recommended for allocation

**Justification:**

Only a limited amount of development will be suitable in Bradfield Southend. Within the settlement hierarchy, Bradfield Southend is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

A wider site area was promoted, but development of the whole site would be inappropriate. The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

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

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, minerals, and the timely delivery of infrastructure are achieved.

There are no covenants on the site unlike other sites in Bradfield Southend.

The southern part of the site is considered acceptable for allocation.

**Discussion:**

**Site description:**

The site is located on the north western side of Bradfield Southend within the North Wessex Downs AONB, and lies adjacent to the existing settlement boundary and open countryside. It is accessed via a small industrial estate to the south. The north west section of the site extends beyond the settlement limit. The site is divided into two sections by a tree belt which runs east / west. There are also strong tree belts containing the site to the east and north, with a partial hedgerow to the western boundary.

**January 2023 HELAA conclusions:**

The site is available (it is in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

A high risk flow flooding from existing watercourse runs along the north border of the site and development would need to be avoided on this area.

A 2014 Landscape Capacity Assessment advised that development on part of the site could be accommodated subject to measures to conserve and enhance the natural beauty and special qualities of the AONB.

There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

A 2014 Landscape Capacity Assessment (in which the site had the ref BRS003) advised that development on part of the site could be accommodated subject to the following measures to conserve and enhance the natural beauty and special qualities of the AONB:

- The provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in BRS004 beyond
- The preferred access is from South End Road, via the small industrial estate, subject to an assessment of the impact on existing trees
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site

The AONB Unit and Natural England have commented that development of the wider promoted site would be an incongruous addition given the size and character of the village. Development along the south western edge in line with the current allocation would be acceptable without detriment to the north western boundary of Bradfield Southend. Given the size of Bradfield Southend their recommendation was that if required/needed only one site be brought forward for allocation. Their preference would be for part of BRAD5.

**Flood risk:**

Low risk.

**Highways / Transport:**

No access issues. Development will have a not insignificant impact on local highway network so must be considered in relation to all other proposals for development in area.

**Heritage:**

No impact.

**Education:**

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

**Minerals and Waste:**

The southern quarter of the site lies within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

**Utility Services***Water supply:*

No issues.

*Wastewater network:*

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity network:*

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

The following comments were made on a wider site area: large single development expansion of the settlement would lead to 30%-40% social housing provision and the local services and infrastructure could not support such an increase in housing numbers.

The site is very visible to Tutts Clump on the opposite side of the valley.

Proposed access on to South End Road along track of restricted width.

Large number of additional houses for a development within the rural location.

The site has had little agricultural production for many years and has abundant natural vegetation and biodiversity as a result.

Bradfield Parish Council did not submit any comments to the Regulation 18 consultation on the emerging draft Local Plan Review which took place between December 2020 and February 2021.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

Site is in single ownership and subject to confirmation of access agreement is available.

**Achievability:**

Access arrangements are still to be confirmed so achievability is unknown.

**Relationship to / in combination effects of other sites :**

The site is to the west of BRAD 2 and BRAD 3. In total seven sites were promoted through the HELAA in Bradfield Southend. Two sites were assessed as 'not developable within the next 15 years'.

The in combination effects of concern are landscape and highway capacity.

## BRAD6 Land to the rear of Ash Grove, Bradfield Southend (up to 48 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles as it is some distance from recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the limited services and facilities in Bradfield Southend		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. However, there are concerns as to whether adequate access can be provided to the site.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on heritage assets as there is potential for heritage assets on the site which would need to be investigated.	Survey work would be required and mitigation measures may be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation to air, water, soil or noise.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0 / ?	The site is unlikely to have an impact on water consumption, however there are some concerns regarding waste water capacity.		
	8(d): To reduce the consumption of minerals and	0	The site is unlikely to have an impact on consumption of minerals.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials				
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					



<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Bradfield Southend	<b>Parish:</b>	Bradfield
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<b>Site ID:</b>	BRAD6	<b>Site Address:</b>	Land to the rear Ash Grove, Bradfield Southend
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 48 dwellings but known issues exist which may reduce this number

**Recommendation:**

The site is not recommended for allocation.

**Justification:**

The AONB Unit and Natural England have advised that development would result in an incongruous extension far beyond the settlement. This would result in harm to the AONB and would not be in keeping with the linear pattern of development.

There are highways concerns – adoptable access and 2 metre footway onto Cock Lane would not be achievable. Impact on the capacity of Cock Lane.

There is a covenant on the site which could impact upon availability. This is not an issue affecting the preferred site for allocation.

**Discussion:**

**Site description:**

The site is located to the north of Bradfield Southend, entirely within the North Wessex Downs AONB. Bradfield Southend is identified as a Service Village in the settlement hierarchy.

The site is contained on the south eastern edge by the settlement. The south western boundary of the site adjoins the playing field of Bradfield Primary School. The site is accessed off Ash Grove and is otherwise adjacent to the surrounding countryside. The northern, western, and eastern boundaries are formed by tree belts.

The field is used as grazing land.

**January 2023 HELAA conclusions:**

Availability and achievability are unknown as there are historic covenants on the land.

A 2015 Landscape Capacity Assessment recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

There are a number of factors which would need to be investigated further to confirm that the site is developable - ecology and highways.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site is located within the AONB. A 2015 Landscape Capacity Assessment (in which the site had the ref BRS006) recommended that development on the whole site would result in harm, however the south eastern part of the site could be developed without harm.

The AONB Unit and Natural England have advised that the site would be inappropriate for development because it would result in an incongruous extension far beyond the settlement which would be at odds with the linear pattern of development and the natural and scenic beauty of the AONB which frames the strong rural edge of the village but also acts as a buffer to the ancient woodland beyond. Given the size of Bradfield Southend, they have further advised that if required/needed only one site be brought forward for allocation. Their preference would be part of BRAD5.

**Flood risk:**

Low risk apart from high risk flow flooding from an existing watercourse which runs along the northern site boundary.

**Highways / Transport:**

Access concerns. Adoptable access and 2 metre footway not achievable direct on to Cock Lane due to probable inadequate sight lines to the left (east) and conflict with the existing private Ash Grove.

Development would impact upon local highway capacity, in particular Cock Lane.

**Heritage:**

No impact on designated heritage assets. The site is surrounded by historic farmsteads indicative of postmediaeval activity. Desk-based Assessment to better understand archaeological potential and survival required in addition to a geophysical survey

**Education:**

The site is within the catchment for Bradfield Primary School and Theale Green Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

There are no statutory designations within or adjacent to the site. The site is not located within a Nutrient Neutrality Zone. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

**Minerals and Waste:**

Site lies within an existing Minerals Safe Guarding Area and part of the site is within a proposed Mineral Safeguarding Area. A Minerals Impact Assessment will be required.

**Utility Services***Water supply:*

No issues.

*Wastewater network:*

The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity network:*

There is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required. In addition, OHLs will require diverting if works planned within immediate vicinity of line. In addition, the combined development at Benham and other areas which are fed from a common primary substation could potentially trigger some 33 kV circuit reinforcement.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

Concern on access / exit onto Cock Lane and the capacity of that road.

Expands the settlement away from the preferred option / intensification of developing within the confines of South End Road, Cock Lane and Hungerford Lane triangle.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A negative impact has also been identified in relation to whether accessible access to the site can be provided. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

Site is in the ownership of four owners with historic covenants but available within 1 to 5 years according to promoter. Availability is considered to be unknown.

**Achievability:**

Given historic covenants achievability is considered to be unknown.

**Relationship to / in combination effects of other sites :**

The site is north of Cock Lane behind the school and adjacent houses. To the east is BRAD4. In total seven sites were promoted through the HELAA in Bradfield Southend. Two were assessed as 'not developable within 15 years'.

The in combination effects are of concern to the utilities and landscape considerations.

## CHI23 Land at Chieveley Glebe, Chieveley (15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there are no flood risks on the site.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as it is close to local recreation facilities.		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Chieveley		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as while there are no ecological designations on the site the site is within 500m of European protected species and priority species and a TPO along East Lane.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB and impact on the conservation area. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is likely to have a negative impact on heritage assets as the site is adjacent to the conservation area with a number of listed buildings.	Survey work would be required and mitigation measures may be required.	
<b>6: To protect and improve air, water and soil</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site unlikely to impact on any element of sustainability in relation
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>quality, and minimise noise levels throughout West Berkshire.</b>	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		to air, water, soil or noise.
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is unlikely to impact on any element of sustainability in relation to natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on consumption of minerals.		
<b>10: To support a strong, diverse and sustainable</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>economic base which meets identified needs.</b>	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Chieveley	<b>Parish:</b>	Chieveley
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<b>Site ID:</b>	CHI23	<b>Site Address:</b>	Land at Chieveley Glebe, Chieveley
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Linear development of up to 15 dwellings along East Lane (only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) is considered appropriate for development)

**Recommendation:**

The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) is recommended for allocation.

**Justification:**

Only a limited amount of development will be suitable in Chieveley. Within the revised settlement hierarchy Chieveley is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore only suitable for a limited number of dwellings.

A linear development along the northern side of East Lane would be appropriate in the context of the existing settlement form, pattern, and character. The 2011 Landscape Sensitivity Assessment identified that development on the whole site would be out of keeping with the existing settlement pattern which is characterised by small estates, with houses closely associated with the main roads.

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

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, environmental health, minerals, and the timely delivery of infrastructure are achieved.

Although the site is good quality agricultural land the loss of 1.1 hectares is not considered significant.

**Discussion:**

**Site description:**

The site lies adjacent to the built up area of Chieveley which is identified as a service village in the settlement hierarchy and a sustainable location. The western site boundary adjoins the settlement boundary. The site is greenfield and is Grade 2 agricultural land. The part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) (along East Lane) could potentially accommodate up to 17 dwellings and is of a scale to provide affordable housing. It also has the potential for self and custom build. The site lies close to existing services and facilities. The Downland Practice is located opposite the site and the site is within walking distance of Chieveley Primary School and the local shop. Chieveley recreation ground lies to the north of the site offering football, cricket and tennis, together with a village hall which hosts indoor activities. The site has easy access to the countryside and there are a number of PROW within and around the village.

Local Plan history: As part of the wider site, the site was assessed as 'not currently developable' in the 2013 Strategic Housing Land Availability Assessment (site ref: CHI011) due to the impact that development would have on the settlement form, pattern, and character.

**January 2023 HELAA conclusions:**

The site is potentially available and potentially achievable - the site is in single ownership, however the site is currently let on a Farm Business Tenancy set to expire in 2023.

Development across the whole site would result in significant harm to the natural beauty and special qualities of the AONB. However development across a small part of the site along East Lane only could be accommodated without resulting in harm.



There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

In addition, Heritage Impact Assessment and ecological surveys are required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Peasemore Wooded Downland (WD2) LCA.

A Landscape Sensitivity Assessment carried out on the site in 2011 (in which the site had the ref CHI011) identified that development over the whole site would result in harm to the natural beauty of the AONB. Development on the whole site would be out of keeping with the existing settlement pattern which is characterised by small estates, with houses closely associated with the main roads. There may be potential though for a very small part of the site only to be developed as a continuation of the linear development along East Lane.

AONB Unit and Natural England: This site has potential for development in part. The size of the [whole] site put forward would result in an incongruous addition, however given the existing belt of linear development there is potential to extend the existing belt of dwellings on the northern side of East Lane.

Despite Chieveley's location on a low ridge, the buildings are generally well integrated into the landscape in views from the surrounding countryside and follow a dispersed linear pattern along the High Street and East Lane. The strong rural character of East Lane should be conserved via retention and reinforcement of the hedgerow if possible. Building height will be important.

**Flood risk:**

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is no surface water flood risk.

There may be some reduction in potential infiltration due to high ground water, so sustainable drainage systems measures should allow for surface level storage.

**Highways / Transport:**

Would have no objection to a number of private accesses serving up to 17 individual dwellings which should face onto East Lane. Any access serving more than five dwellings would need to be provided to an adoptable standard. Sight lines of 2.4 x 43.0 metre sight lines would be required. To achieve these sight lines, accesses may need to serve more than one dwelling particularly near the bend where such sight lines would be difficult to achieve. A 1.5 metre wide footway will be required fronting the site that would link to the existing footway to the west of the site along East Lane.

Chieveley is not well served by public transport although it does have two morning and evening daily services to Newbury that allow some capacity for commuting. The degree of car dependency is still likely to be high.

**Heritage:**

Chieveley Conservation Area is adjacent to the site.

Development has the potential to result in harm to the listed Old House and the setting of Tudor Cottage and Coombe House. A Statement of Heritage Significance would be required.

No previous archaeological investigation. Care needed as evolution from Parliamentary enclosure - dividing and surrounding hedgerows may be important. Desk-based archaeological assessment would be required to better understand archaeological potential and survival, followed by phased investigation if necessary.

**Education:**

Primary education – Chieveley - The latest GP data suggests that numbers in this catchment area will decline and on that basis this scale of development (17) could be accommodated in the catchment school. However, if this changes and numbers become more buoyant, then additional accommodation may be required. This school site is unlikely to be able to expand further, due to restrictions on the use of some of the land, which could prove problematic. There are no other schools within a 3 mile radius of the site, so a solution would need to be found in Chieveley.

Secondary education – The Downs - It is likely that a small amount of modest development, such as this site, could be accommodated within the existing infrastructure.

**Environmental Health:**

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. An air quality survey would be required. There is a low risk of contamination.

Although not located on a main road, the development would be within 250m of the A34, and there is a medium level of road traffic noise. A noise survey would be required as part of a planning application.

**Ecology:**

There is a group Tree Preservation Order to the west of the site along East Lane.

There are no priority habitats, areas of ancient woodland, statutory or non-statutory sites either within the site or within a 500m radius surrounding it. There are European protected species and priority species within 500m. There is also a Site of Special Scientific Interest Impact Risk Zone within 500m. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

No impact

**Utility Services**

On the information available to date Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. However, it should be noted that Thames Water has been unable to make a detailed assessment of the impact housing provision will have on the water and wastewater infrastructure so far.

SSE has noted that there is a network of existing HV overhead lines (OHLs) in close proximity of the site. It is highly likely that HV network reinforcement will be required with regards to thermal capacity and voltage drop compliance. In addition, OHLs will require diverting if works planned within immediate vicinity of the line.

**Other:**

None

**Parish / Town Council:**

Agrees that most of the site is unsuitable and further assessment is required to determine if a small part of the site adjacent to East Lane only could be developed. The Parish Council would need to consider further what the needs are for further development, as well as seeing further assessment of the landscape and transport effects. At present there is insufficient information on the likely form and impact of any development that might be brought forward on this site for the views of local residents to be obtained. Further assessment should be undertaken and, if development potential is identified, the views of the Parish Council and the community need to be established and taken into account.

Chieveley Parish Council has also highlighted the following local issues/community aspirations:

Major development should only be considered suitable in the AONB in exceptional circumstances and where it is in the public interest. Where development is likely to result in harm to the natural beauty and special qualities of the AONB, it is deemed unsuitable. Where development would conserve and enhance the natural beauty and special qualities of the AONB, the Parish Council continues to believe that further development in the AONB should only take place where there is a clear and demonstrable local need.

Chieveley Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation because of insufficient information on the allocation, the need for a burial ground on the site, and traffic and access concerns.

**SA/SEA summary:**

*(Only the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) was assessed)*

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB and its proximity to the conservation area and other heritage assets. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further work would be needed to determine what would be required.

**Availability:**

The site is owned by a single private landowner. It could be brought forward in the next 6-10 years.

**Achievability:**

It is currently let on a Farm Business Tenancy which is set to expire in 2023.

**Relationship to / in combination effects of other sites:**

There are no other sites allocated in Chieveley.

## GS1 Land west of Spring Meadows, Allendale Farm, Great Shefford (15 Dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / ?	The site is unlikely to impact on flood risk as there are no fluvial flood risks on the site. Up to 25% of the site is in a groundwater emergency zone.		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles		There is likely to be a neutral impact on any element of sustainability.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Great Shefford		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The impact of the site is unknown in relation to walking and cycling and public transport as there are limited opportunities for walking/cycling with a limited bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to be any impact on heritage assets.		
<b>6: To protect and improve air, water and soil quality, and</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>minimise noise levels throughout West Berkshire.</b>	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality.		could also be a negative impact in relation to water quality.
	6(d): To maintain and improve water quality	-	The site is within the nutrient neutrality zone, therefore, there could be a negative impact on water quality	NNZ mitigation measures would be required.	
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a negative impact on environmental sustainability in relation to water consumption.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water consumption. The water network may require upgrades to ensure adequate water supply.		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on consumption of minerals.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.					

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

**Recommendation:**

The site is recommended for allocation

**Justification:**

The site is located to the north east of Great Shefford, close to local services and facilities within the village, including the primary school. Great Shefford is identified as a Service Village in the settlement hierarchy meaning that only a limited amount of development will be suitable.

The Landscape Sensitivity Assessment (2011) indicated that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable and this view is supported by the AONB and Natural England.

The boundary of the site at its northern corner is at low risk of flooding from a surface water flow path during a 1 in 1000 year rainfall event. Development would need to be avoided on this part of the site. Groundwater emergence modelling identifies that the north eastern corner of the site is predicted to be affected by groundwater emergence during a 1 in 30 year and 1 in 100 year event. Development would need to be avoided on this part of the site.

Although the site is good quality agricultural land the loss of 1.04 hectares is not considered significant.

The Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) indicates a predominantly neutral sustainability impact. There are no significant sustainability effects on the site, and in many cases development on this site will not have an impact on the sustainability objectives.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, flood risk, minerals, and the timely delivery of infrastructure are achieved.

The site lies within the River Lambourn Nutrient Neutrality Zone, and there is the potential that development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC through both the discharge of waste water and the drainage of surface water. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development are less than or equal to the nutrients generated by the existing land use.

**Discussion:**

**Site description:**

The site is located to the north of Great Shefford, and the eastern site boundary adjoins the built up area of Great Shefford. The site comprise of Grade 2 agricultural land, and there is some boundary vegetation. The land rises up to the north west.

The existing Local Plan does not include any allocations in Great Shefford. This was because there has been significant flooding in the village when the Housing Site Allocations Development Plan Document (HSA DPD) was being prepared. Since then, there are proposals for a flood mitigation scheme within the village. As part of the preparation of the Local Plan Review (LPR), Level 1 and Level 2 Strategic Flood Risk Assessments (SFRA) have been prepared which consider the site. Sites within Great Shefford were not specifically considered within the SFRA prepared for the Core Strategy or HSA DPD.

**January 2023 HELAA conclusions:**

The site is available (in single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.



Parts of the site are unsuitable for development - groundwater emergence modelling that was prepared following the Winter 2013/14 flood event indicates that groundwater emergence is predicted to impact the north east corner of the site during a 1 in 30 year and 1 in 100 year flood event. In addition, there is a surface water flow path in the north east site corner. Development would need to be avoided in this area.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further ecological surveys are also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site lies within the AONB and within the Lambourn Upper Valley character area.

A Landscape Sensitivity Assessment (LSA, 2011) indicated that development on the site would not cause significant harm to the landscape character, and subject to a number of mitigation measures development would be acceptable. It is a small site that is well contained by landform and housing, with hedges along the western and northern boundaries. The mitigation and enhancement measures identified in the 2011 LSA would need to be incorporated as part of any development proposals:

- retention of the existing boundary vegetation;
- buildings to be kept off the northern-most corner of the site; and
- new planting to integrate buildings into the landscape and soften the edge.

The North Wessex Downs AONB and Natural England note that the site has potential for development. The site relates well to the settlement pattern and would be well contained by the existing landform and housing. It would have only a localised impact on views from neighbouring properties but would not harm the landscape and scenic beauty of the AONB. Allocating the site for development would also provide an opportunity to soften the existing raw edge of the village.

**Flood risk:**

The site lies within Flood Zone 1 and so there is a low probability of fluvial flooding.

An area of groundwater emergence covers 25% of the total site area, and a minor surface water flood flow path flows across the northeast corner which will need to be managed with swales/ditches at the north east corner of the site

Development would need to be avoided over the area of the minor surface water flow and groundwater emergence, and infiltration may not be possible over remainder of site. At-surface attenuation measures will be required in this area and this could affect the number of units built. A FRA would be required and SUDs provided.

**Highways / Transport:**

No direct access onto the public highway. Access should be obtained from Spring Meadows adjacent number 41. A footway would need to be provided from the development to the existing footway fronting 31. This is possible within the public highway.

No impact on local highway capacity.

**Heritage:**

No impact

**Education:**

The site is within the catchment for Shefford Primary School, which is adjacent to the site. The scale of development on this site would be absorbed into the catchment population.

The catchment secondary school is John O'Gaunt in Hungerford, c.11km away, and it is likely that this impact can also be accommodated within the existing infrastructure.

**Environmental Health:**

The site is greenfield and there are no known contamination issues on the site.

Development unlikely to result in adverse impact/worsening of air quality. No risk of noise and vibration problems to future occupants.

**Ecology:**

There are no statutory designations within or adjacent to the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species on the site.

The site is within 1km of the River Lambourn which is a SSSI and SAC. Natural England have commented that development may have an adverse impact on the integrity of the SSSI/SAC through discharge, abstraction, construction, and run-off/drainage. Further assessment required.

The site is situated within the River Lambourn Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

Part of the site is underlain by construction aggregates. A Minerals Impact Assessment would be required.

**Utility Services**

*Water supply:*

Thames Water have commented that the water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development.

*Wastewater network:*

No issues.

*Electricity network:*

Scottish and Southern Electric have commented that there is a network of existing high voltage (HV) overhead lines (OHLs) in close proximity of the site. It is likely that HV network reinforcement will be required with regards to thermal capacity and voltage drop compliance. In addition, OHLs will require diverting if works planned within immediate vicinity of line.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

The site is good quality agricultural land, however land loss of 1.1 hectares is not considered significant.

**Parish / Town Council:**

Object to the development of the site. The flood alleviation scheme would need to be complete and secure along with the sewage systems reworked. There is excess ground water as it stands and with further potential development, the drainage system would not be able to cope. The infrastructure would need consideration as access would be an issue. Development in this area would overlook and feel overpowering to the properties of Spring Meadows as the ground proposed for development is much higher.

Great Shefford Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR objected to the inclusion of the site as a proposed allocation because of flood risk, the impact upon foul/sewage systems, impact on the AONB, and the site being in an unsustainable location.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There are also negative sustainability impacts identified in relation to water consumption on the site, mitigation measures including upgrading facilities would be required prior to development taking place, Mitigation measures would also be requirement in relation to nutrient

neutrality. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by a single private landowner. It is available in the next 1-5 years.

**Achievability:**

There are no known legal constraints at this time

**Relationship to / in combination effects of other sites :**

A second site in Great Shefford was considered through the HELAA, however it was assessed to be 'not developable within the next 15 years'.

## KIN3 Land east of Kiln Farm, Kintbury (up to 21 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / ?	The site is unlikely to impact on flood risk as there site is at low risk of flooding		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species. There is are TPOs on the northern edge of the site	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on the historic environment as consideration is required of the woodland and other heritage assets in the area.	Survey work and possible mitigation measures would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there could also be a negative impact in relation to water quality.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as there is potential for contamination from the former brick and tile works at Kiln Farm	Survey work and possible mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and	?	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			MRA to determine potential for prior extraction.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

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

**Recommendation:**

The site is not recommended for allocation

**Justification:**

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

It is acknowledged that the western part of the site is well connected to the settlement edge when considered alongside the site allocated in the Housing Site Allocations development Plan Document (HSA DPD) and subject to certain mitigation and enhancement measures identified in the LSA (2011), this part of the site only could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB. However, the site also needs to be thought about alongside any other sites where there is potential for development, in particular KIN6.

Bearing in mind the particular features of Kintbury it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services.

**Discussion:**

**Site description:**

The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The northern and eastern site boundaries adjoin the settlement boundary. The site is greenfield and is Grade 3 agricultural land. It could potentially accommodate up to 21 dwellings on the part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011) and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of Public Rights of Way (PRoW) around the village. There are no PRoW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

Local Plan history: The site was considered as three separate parcels of land in the Strategic Housing Land Availability Assessment (2013) refs KIN008, KIN009 and KIN010. KIN008 – was considered potentially developable although it made clear that development would need to be limited to a small area in the western part of the site only. KIN009 – was considered potentially developable as part of a wider allocation. KIN010 - was considered not developable due to its poor relationship to the existing settlement. Only KIN008 and KIN009 were considered as part of the site selection process for the HSADPD but neither were recommended for allocation.

It was noted that although the western part of KIN008 is well connected to the settlement edge, development of the whole site would be out of scale with most of Kintbury. Only a narrow wedge at the western end of the site from the eastern corner of KIN009 to the edge of the settlement on Holt Road should be considered in conjunction with KIN006, KIN007 [allocated sites] and KIN009 to improve its relationship to the existing settlement and gain access. It was also noted that KIN009 would need to be allocated and developed as part of a wider allocation to improve the site's relationship to the existing settlement and gain access.



**January 2023 HELAA conclusions:**

The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

A very small part of the site only may be suitable but further work needs to be undertaken to assess whether it is acceptable in landscape and highway terms. Further ecological surveys also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The western part of the site is well connected to the settlement edge when considered alongside the site allocated in the HSADPD.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

The Landscape Sensitivity Assessment (LSA) (2011) considered the wider site and concluded that development on a small area of the western part of the site only would be acceptable subject to certain protection and enhancement measures. The LSA noted that development should be subject to the protection and enhancement of: boundary hedgerows and trees which could be in conjunction with neighbouring sites; views from the surrounding countryside to be carefully considered; and new planting would be important in integrating the buildings into the landscape.

AONB Unit and Natural England: Potential for development in part of the site. The site includes a number of fields with the largest visible off Holt Road. This provides a strong open character that merges with the wider open countryside and has far reaching views. There is a clear end/start to this edge of the settlement and breaking this would have an adverse effect to the landscape and scenic beauty of the AONB. 11ha is extensive and would be inappropriate in relation to the small size of Kintbury. Visible from footpaths. The western parcel of land which backs on to the existing allocated site is restricted from view by the natural contours of the land and the existing vegetation, this significantly smaller site could accommodate a proportionate sized development.

**Flood risk:** *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is a medium risk of surface water flooding to the north of Dougal's Wood but this covers less than 1% of the site.

Groundwater flooding over the site is unlikely.

The site is underlain with clay which would restrict the scope for Sustainable Drainage Systems.

The site is in Source Protection Zone (SPZ) 2. The Environment Agency has no in principles objections to development in SPZs.

**Highways / Transport:** *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011)).*

An acceptable access onto Laylands Green should be achievable via the existing allocated site. Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

**Heritage:**

No impact on designated heritage assets.

Non-designated heritage assets - Dougal's Wood dates to at least the 19th century and care should be taken to preserve as much as possible. The site lies close to post medieval kiln and works. Some potential for archaeology. A desk-based assessment and potentially a geophysical survey would be required to better understand the archaeological potential and survival.

**Education:** *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

**Environmental Health:**

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a low risk of contamination. There is suspected contamination at Kiln Farm due to the old brick and tile works and so a contamination assessment would be required. The site is underlain with clay which would restrict the scope for SuDS.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

**Ecology:**

There is a TPO on the northern edge of the site and a woodland TPO on land adjacent to the west and also to the south.

Catmore and Winterly Copses SSSI and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

An additional Great Crested Newt survey would also be required.

The site lies within a Biodiversity Opportunity Area.

**Minerals and Waste:**

Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

**Utility Services:**

*NB - Thames Water comments relate to the wider promoted HELAA site:* The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure in order to determine the magnitude of spare capacity and a suitable connection point. The scale of development is likely to require upgrades to the wastewater network. A housing and infrastructure phasing plan would be required.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

**Other:**

None

**Parish / Town Council:**

A very large site that would have exactly the same impact as KIN 5 affecting the landscape of the AONB in an exposed position, extending the visible presence of the settlement into the countryside and would appear as a dominating feature. The site also has elements of the Reading Beds with boggy condition and the widespread presence of Great Crested Newts.

Kintbury Parish Council has also highlighted the following local issues/community aspirations: Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

**SA/SEA summary:** *(comments relate to the western part of the site that is considered potentially suitable in the Landscape Sensitivity Assessment (2011))*

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by two private landowners and is available immediately

**Achievability:**

There are no known legal constraints at this time

**Relationship to / in combination effects of other sites:**

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. The part of the site that is acceptable in landscape terms is close to KIN4 along Laylands Green. Although KIN4 has a much smaller development potential than KIN3, the development of these two sites together in such close proximity would be of concern for a village of this size, nature and character.

The other promoted site in Kintbury, KIN6, is located off The Haven. There is a greater potential for development on KIN6 rather than KIN4, but it is considered that the development of both KIN3 and KIN6 would be too much for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

## KIN4 Land north of Kiln House, Laylands Green, Kintbury (up to 15 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk as there is not flood risk on the site		
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	The site is likely to have an unknown impact on the historic environment as consideration of local heritage assets would be required.	Survey work and possible mitigation measures would be required.	
<b>6: To protect and improve air,</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		environmental sustainability, however, there could also be a negative impact in relation to water quality.
	6(c): To maintain and improve soil quality	?	The site is likely to have an unknown impact on soil quality as there is potential for contamination from the former brick and tile works at Kiln Farm	Survey work and possible mitigation measures would be required.	
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a MRA to determine	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				potential for prior extraction.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Kintbury	<b>Parish:</b>	Kintbury
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<b>Site ID:</b>	KIN4	<b>Site Address:</b>	Land north of Kiln House, Laylands Green, Kintbury, RG17 9UD
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 15 dwellings but known issues exist which would reduce this number

**Recommendation:**

The site is not recommended for allocation

**Justification:**

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings. Traffic related concerns are perhaps the biggest single issue for the local community in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high.

Even though a site along Laylands Green has been allocated for development in the current Local Plan, this site is still detached from the main existing settlement further north. Laylands Green has a rural character and there is currently a clear linear pattern of development along this part of the road. A more intensive development in this location would be out of character with the existing settlement form.

Although most of the area covered by this promoted site was considered acceptable in the Landscape Capacity Assessment (2011) it was on the understanding that the site would only be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges. The site would therefore be unable to accommodate up to 15 dwellings.

**Discussion:**

**Site description:**

The site is detached from the settlement boundary of Kintbury. The village is identified as a Service Village in the settlement hierarchy. The site is partly residential and partly Grade 3 agricultural land. The whole site could potentially accommodate up to 15 dwellings and is of a scale to provide affordable housing. The site has easy access to the countryside and there are a number of PROW around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies approximately 1km from the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall along Inkpen Road also hosts a variety of indoor community activities.

The site (as part of a wider site) was considered potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN015. The Landscape Sensitivity Assessment (2011) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

The site (as part of a wider site) was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that the site was not that well related to the existing settlement without development taking place on some adjacent sites. The development of the site as a whole would be out of character and would result in the loss of woodland as well as housing at a high elevation.



**January 2023 HELAA conclusions:**

The site is potentially available (in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Concern that more intensive development would not be appropriate in the context of the existing settlement form, pattern and character of the landscape. Further assessment required. Further ecological surveys required. Heritage Impact Assessment also required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The West Berkshire Landscape Character Assessment (2019) notes that the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011 (in which the site had the ref KIN015) concluded that development on the whole site would result in harm to the natural beauty of the AONB but that the small open part of the site could be developed subject to certain recommendations. It would be suitable for a very limited development of very low density to match that existing on the site and located to ensure the retention and protection of the existing woodland and other valuable trees and hedges.

AONB Unit and Natural England: Not appropriate for development. The site has an intimate and detached character from the street, it has a strong rural connection. Redevelopment of the existing outbuildings would be acceptable but additional buildings within the site would unbalance the existing relationship of the site and surrounding landscape. It would also put pressure on the priority woodlands which encompass the site.

**Flood risk:**

The site lies within Flood Zone 1 and so there is a low probability of flooding.

There is no surface water or groundwater flood risk.

The site is in Source Protection Zone (SPZ) 2 with a high risk of contamination to groundwater. The Environment Agency has no in principle objections to development within SPZs.

**Highways / Transport:**

The speed limit on Laylands Green is 30mph. The proposed site has sufficient frontage to achieve the necessary 86m of visibility splays. The width of this road is adequate to accommodate the additional traffic from the proposed plots. However, there is no footway on the road so Highways are likely to ask the developer to provide a footway along one side of the road, to link the site to the existing footway at Dunn Crescent.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village.

The site lies just over 1.5km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high. Traffic flows from the proposed plots would be relatively low and mindful of the adequate width of Laylands Green, Highways are unlikely to object to the impact of this development.

**Heritage:**

There is potential harm to the setting of the undesignated heritage asset Quinnels Cottage (C17th). A Statement of Heritage Significance would be required.

There is also a post medieval kiln and brickworks. A desk-based archaeological assessment would be required to better understand the archaeological potential and survival over the whole site.

**Education:**

Early years – Kintbury ward

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

**Environmental Health:**

Development is unlikely to result in adverse impact/worsening of air quality. There is possible Nitrogen Dioxide and particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on the location of development within the site, building materials / construction, transport / design. An air quality survey would be required.

There is a medium risk of contamination on the site. There is suspected contamination at Kiln Farm due to the old brick and tile works. A contamination assessment would be required. The site is underlain with clay which would restrict the scope for Sustainable Drainage Systems.

There is a low risk of noise and vibration problems to future occupants. A noise survey would be required as part of a planning application.

**Ecology:**

There is a woodland Tree Preservation Order in the northern part of the site There are also mature trees within the garden.

Catmore and Winterly Copses Site of Special Scientific Interest and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

An additional Great Crested Newt survey would also be required.

The site lies within a Biodiversity Opportunity Area.

**Minerals and Waste:**

Approximately two thirds of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

**Utility Services**

Thames Water does not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) STW which has a trigger level of 40. The receiving STW is Kintbury. Thames Water does not envisage infrastructure concerns regarding wastewater networks in relation to this development.

SSE has noted there is a network of existing HV overhead lines (OHLs) and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

**Other:**

None

**Parish / Town Council:**

With the same ground conditions and prevalence of Great Crested Newts as KIN3, the site would be extremely difficult to develop and would impact upon the older property of Kiln Farm.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:

Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by two private landowners and would be available within the next 11-15 years

**Achievability:**

There are no known legal constraints at this time. There are two existing dwellings and one barn on the site. The promoter has advised that these can be demolished if required

**Relationship to / in combination effects of other sites:**

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings. This site lies close to KIN3 which has a greater potential for development than this site. The development of two sites in such close proximity would be of concern for a village of this size, nature and character.

There is also potential for development on the other promoted site in the village, KIN6. It is, however, considered that the development of both KIN6 and KIN3 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

## KIN6 Land adjoining The Haven, Kinbury (up to 23 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / ?	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a low possibility of groundwater flooding on a small part of the site.	Consideration of groundwater would be required and mitigation provided if necessarily.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The site is likely to have a positive impact on healthy, active lifestyles as it is located close to a number of recreation facilities in the village.		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high	?	There is likely to be an unknown impact on GI as it would depend on what GI would be	Policies in the plan requires consideration of GI, therefore, should	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	quality multi-functional GI across the District		proposed as part of the development should the site be allocated.	the site be allocated consideration of GI provision would be required.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Kinbury		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area and Kintbury is served by a railway station and a bi-hourly bus service.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a SSSI and LWS as well as European protected species and priority species.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation a small part of the site may be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an neutral impact on environmental sustainability.
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to have an impact on noise		
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as half of the site is within a MSA	Consideration of potential mineral resources would be required through a	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				MRA to determine potential for prior extraction.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
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.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Kintbury	<b>Parish:</b>	Kintbury
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<b>Site ID:</b>	KIN6	<b>Site Address:</b>	Land adjoining The Haven, Kintbury, RG17 9AU
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Up to 23 dwellings

**Recommendation:**

The site is recommended for allocation

**Justification:**

The site is well related to the existing settlement and subject to certain mitigation and enhancement measures identified in the LSA (2011), could be sensitively developed to conserve and enhance the special qualities and natural beauty of the landscape of the AONB.

The site was considered in detail as part of the HSADPD and original highways concerns about access were overcome. Traffic related concerns are perhaps the biggest single issue in Kintbury and it is acknowledged that despite there being a mainline railway station in the village, the degree of car dependency is still likely to be high. Despite this though, it is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is a significant concern.

Kintbury is identified as a Service Village, so is therefore suitable for a limited number of dwellings. With a predominantly neutral effect on sustainability and the fact that the site lies close to existing services and facilities, it is considered the most appropriate option for development.

**Discussion:**

**Site description:**

The site is adjacent to the settlement of Kintbury which is identified as a Service Village in the settlement hierarchy. The eastern site boundary adjoins the settlement boundary. The site is greenfield, currently pasture and is Grade 3 agricultural land. It could potentially accommodate up to 23 dwellings and is of a scale to provide affordable housing.

The site has easy access to the countryside and there are a number of Public Rights of Way (PROW) around the village. There are no PROW within the site that would be affected by any development. The Kennet and Avon Canal towpath passes through the northern part of the village.

The site lies close to existing services and facilities. Kintbury Surgery is located along Newbury Street and the site is within walking distance of Kintbury Primary School and the local shops. Kintbury recreation ground lies to the north of the site offering opportunities for football, bowls and tennis. The adjacent Jubilee Centre is a two court indoor facility for hire by local people and clubs. A children's play area sits alongside. The Coronation Hall also hosts a variety of indoor community activities.

Local Plan history: The site was considered as potentially developable in the Strategic Housing Land Availability Assessment (2013) ref KIN011. The Landscape Sensitivity Assessment (2011) concluded that development on the site would be acceptable, subject to certain recommendations. The site was then considered as part of the site selection process for the HSADPD but was not recommended for allocation. It was concluded that it should be considered further through the Local Plan Review. Council Members chose to respond to concerns expressed locally over the cumulative impacts of additional development in Kintbury and the surrounding area and requested that further consideration of the site was deferred until an informed assessment could be made of the cumulative impact of traffic generated from additional development in the area.

**January 2023 HELAA conclusions:**

The site is available (in multiple ownership, although a developer has an option to purchase the site conditional on planning) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

There are a number of factors which would need to be investigated further to confirm that the site is developable - further ecological surveys required. Transport Statement required.



Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

The site has a strong relationship with the existing settlement.

The West Berkshire Landscape Character Assessment (2019) notes that the northern half of the site lies within the Hungerford Farmed Chalk Mosaic (FC1) and the southern half of the site lies within the Inkpen Woodland and Heathland Mosaic LCA (WH1).

A Landscape Sensitivity Assessment (LSA) (2011) concluded that development on the whole site would be acceptable subject to certain protection and enhancement measures. These included: the retention of boundary hedgerows and trees and scattered trees within the southern section of the site; the replacement of the conifer hedgerow with more appropriate planting; views from the surrounding countryside, Public Right of Way and the neighbouring recreation field are carefully considered and the provision of new planting to integrate the buildings into the landscape.

AONB Unit: Potential for development. Landscape assessment required.

**Flood risk:**

The site lies within Flood Zone 1 and so there is a low probability of flooding. There is no surface water flood risk.

There is the possibility of groundwater flooding in about 5% of the site where the groundwater sits between 0.5m and 0.25m below the surface. This will limit the use of infiltration sustainable drainage systems in this area. Groundwater flooding is unlikely over the remainder of the site. The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

The site is in Source Protection Zone (SPZ) 2, with a high risk of contamination to groundwater. The Environment Agency has no in principle objections to development in SPZs.

**Highways / Transport:**

An acceptable access onto The Haven should be achievable via the existing garages. Any parking lost to the garages will need to be relocated. Sight lines at The Haven / Inkpen Road junction will need to be improved but a technical note provided in July 2015 has shown that land is available.

Extensive on street parking within the High Street limits potential for additional traffic flow. There are already problems with getting bus and other larger vehicles through High Street, Newbury Street, Holt Road and the northern end of Inkpen Road due to road width, parking, hedges and adjoining land uses. Double yellow lines in High Street, Newbury Street, Holt Road and the northern end of Inkpen Road could help mitigate the effects of additional development in the village. It is not considered that the increase in traffic at the Inkpen Road/High Street junction (in relation to the existing traffic using the junction) is of significant concern.

The site lies just over a km to the Kintbury mainline railway station. The Council's Highways Team have concerns that the area is only served by a bi-hourly bus service. The degree of car dependency is still likely to be high.

**Heritage:**

No impact

**Education:**

Primary education – Kintbury - This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The site is close to the school and in the centre of the village. Travel distances to other schools are likely to incur transport costs for the Council, as they are beyond the Home to School transport thresholds. These transport costs would be significant, are revenue in nature and cannot be recovered from the CIL funding stream so would place a burden on the Council. The majority of schools in the area are small, have restricted sites and have little capacity to expand.

Secondary education - John O'Gaunt - It is likely that this impact can be accommodated within the existing infrastructure.

**Environmental Health:**

Development is unlikely to result in adverse impact/worsening of air quality. There is possible particulate matter from construction and operational impacts. The level of impact on minimising emissions depends on

the location of development within the site, building materials / construction, transport / design. An air quality survey would be required

There is a medium risk of contamination to soil quality.

There is a medium risk of noise and vibration problems to future occupants from the sports facilities to the north. A noise survey would be required as part of a planning application.

**Ecology:**

There are no Tree Preservation Orders on or adjacent to the site.

Catmore and Winterly Copses Site of Special Scientific Interest (SSSI) and land at Inkpen Road Local Wildlife Site (LWS) lie within a 500m radius surrounding the site. The LWS is also a BBOWT nature reserve (Kintbury Newt Ponds) which hosts a large breeding population of Great Crested Newts. There are also European protected species and priority species within 500m of the site. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site. An additional Great Crested Newt survey would also be required.

**Minerals and Waste:**

Approximately half of the site is within a proposed Mineral Safeguarding Area. A Minerals Resource Assessment would be required as part of a planning application.

**Utility Services:**

Thames Water do not envisage infrastructure concerns regarding water supply capability in relation to this site. The receiving SDAC is Station Road (Kintbury) Sewage Treatment Works (STW) which has a trigger level of 40. The receiving STW is Kintbury. Thames Water do not envisage infrastructure concerns regarding wastewater networks in relation to this development

SSE has noted there is a network of existing High Voltage (HV) overhead lines and underground cable in close proximity of the site. It is likely that HV network reinforcement and secondary substation upgrade would be required. The upstream primary substation has capacity at present. Although there are 33 kV ring restriction which will require reinforcement depending on the load growth in this area.

**Other:**

None

**Parish / Town Council:**

Any access to this site would have to be via The Haven, a relatively narrow road already with a large number of parked cars and creating a much poorer environment for the residents of the Haven. An access through the garage site would result in making less parking for The Haven residents and creating a poor environment. Like the other sites it extends the visible presence of the settlement, imposes itself on nearby properties and affects the setting of the adjacent Recreation Ground.

Kintbury Parish Council has also highlighted the following local issues/community aspirations:

Concerns about an increase in traffic through the village centre and, particularly, the effect on the Conservation Area. The growth of traffic already traversing the village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.

Impact upon the AONB – All of the proposed sites are located outside of the Village Settlement Boundary and are in the AONB where the scenic quality is high and is a valued landscape. The sites are surrounded by open fields and form a part of the surrounding countryside and landscape. It is considered that any of the sites would cause serious harm to the landscape quality and value of the AONB. All of the sites would have a direct impact on inward and outward views including those from nearby footpaths and highways.

Potential adverse impact on existing services and facilities – GP surgery at capacity, primary school may not be able to cope with additional children, and concerns that the current water supply and sewerage services will not be able to cope with additional units. It is known that properties to the south of Kintbury already have problems with water pressure that can only be exacerbated by additional housing.

Kintbury Parish Council's representation to the consultation on the draft emerging (Regulation 18) LPR raised concerns with the inclusion of the site as an allocation. The concerns related to traffic, impact on the AONB, and loss of garages at The Haven.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is owned by three private landowners and is available immediately. It is under an option agreement to a developer.

**Achievability:**

There are no known legal constraints at this time

**Relationship to / in combination effects of other sites:**

Only a limited amount of development will be suitable in Kintbury. Within the revised settlement hierarchy Kintbury is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for a limited number of dwellings.

There are two other promoted sites in the village, KIN3 and KIN4, both of which would be accessed from Laylands Green. The development of both of these other sites in such close proximity to one another would be of concern for a village of this size, nature and character. Of these two sites, KIN3 has the greatest development potential.

Whilst there is some limited potential on KIN3, it is considered that the development of both KIN3 and KIN6 would be too great for the village particularly as there is an existing allocation in the HSA DPD adjoining KIN3. Although both KIN6 and KIN3 are predominantly neutral in their sustainability effects KIN6 is closer to a larger number of facilities and services. It also has a slightly higher development potential.

## HER4 Land adjacent to Station Road, Hermitage (34 dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a risk of surface water flooding in a small are of the site.	Consideration of surface water would be required and mitigation provided if necessarily.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Hermitage		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	?	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements.		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a LWS as well as European protected species and priority species. TPOs are present along the south west and western boundary of the site.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation the site is be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site could have a negative impact on a grade II listed building. There is also potential for heritage assets linked to the former railway line.	Survey work and mitigation measures would be required to ensure no negative impacts on the historic environment.	
<b>6: To protect and improve air, water and soil quality, and</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on environmental sustainability, however, there is potential
	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>minimise noise levels throughout West Berkshire.</b>	6(c): To maintain and improve soil quality	<b>0</b>	The site is unlikely to have an impact on noise		for a negative impact on water quality as the site is located within the NNZ.
	6(d): To maintain and improve water quality	<b>-</b>	The site likely to have a negative impact on water quality without adequate mitigation as the site is in the NNZ	Mitigation and NN would be required.	
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	<b>-</b>	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<b>0</b>	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<b>?</b>	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	<b>0</b>	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	<b>-</b>	The site is likely to have a negative impact on water consumption as the water resources in the area are running close to or at capacity.  Waste water networks are also running close to capacity.	Upgrades to the water and wastewater networks may be required.	
	8(d): To reduce the consumption of minerals and	<b>?</b>	The site is likely to have an unknown impact on mineral consumption as it is within a MSA	Consideration of potential mineral resources would be required through a	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			MRA to determine potential for prior extraction.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Hermitage	<b>Parish:</b>	Hermitage
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<b>Site ID:</b>	HER4	<b>Site Address:</b>	Land adjacent Station Road, Hermitage
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 34 dwellings

**Recommendation:**

The site is recommended for allocation

**Justification:**

Within the settlement hierarchy, Hermitage is identified as a Service Village, meaning it has a limited range of services and facilities so is therefore suitable for only a limited number of dwellings.

A Landscape Sensitivity and Capacity assessment recommends that development could be accommodated across the central part of the site.

There are some factors and effects that would require further investigation, planning, and mitigation to ensure that the most sustainable outcomes in relation to ecology, heritage, minerals, highways, and the timely delivery of infrastructure are achieved.

**Discussion:**

**Site description:**

The site is located at the southern end of Hermitage, and is within the North Wessex Downs AONB. The site comprises of open grassland, and the boundaries of the site provide containment – to the north east are the rear gardens of the properties in Lipscomb Place, a former railway track lies to the south east of the site, the south western boundary is the tree lined Station Road which includes a number of mature trees which have Tree Preservation Orders, whilst the north western boundary adjoins two sites which are allocated within the Housing Site Allocations Development Plan Document.

**January 2023 HELAA conclusions:**

The site is available (it is single ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would be unsuitable on parts of the site - Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Development would need to be avoided in these areas.

In addition, development across the whole site would have a significant impact on key landscape characteristic and valued features of this area of the AONB and would not be appropriate.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Concerns about impact upon the B4009 / Priors Court Road / Station Road junction. Further assessment required.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Cold Ash Woodland and Heathland Mosaic (WH4). It notes that farm buildings and small pasture fields adjacent to settlements have proved vulnerable to development (typically of small residential clusters), due in the former case to presence of existing structures and in the latter to the screening/containment provided by boundary features. However, farm buildings, even when development has left them adjacent to settlement



edges, contribute to rural character when they retain a relationship with farmland; and small enclosures, even when used as paddocks, form a transition between settlement and countryside that can contribute positively to landscape character, particularly when they retain a relationship with a historic settlement core. Loss of gradation between settlement and countryside is seen as a key detractor.

A 2011 Landscape Sensitivity Assessment (LSA) identified that development on the site would constitute considerable back land and infill development which is not characteristic of Hermitage. It went on to note that the site is part of the open gateway to Hermitage from the south.

The setting of the site has changed since the LSA was undertaken in 2011, and in light of this a Landscape Sensitivity and Capacity Assessment was prepared in May 2022. This recommends that development across the whole site would be inappropriate as it would have a significant impact upon key landscape characteristics and valued features of this area of the AONB and would not be appropriate. Development could, however, could be considered across the central part of the site subject to the following criteria:

- Retention of boundary vegetation and the careful consideration of a central open area which could have a character of a village green;
- Set back from the existing regenerated treed railway line, with additional tree planting along this boundary to further reduce the visual effect of the development on the landscape to the south;
- Set back from Station Road to retain the rural character and the setting of the mature roadside trees;
- Set adjacent the rear gardens off Lipscombe Close to avoid an open edge to rear gardens;
- Provide pedestrian and cycle links with Hermitage Green and the two residential allocations included in the Housing Site Allocations Development Plan Document - HSA24 (Land off Charlotte Close) and HSA25 (Land south of the Old Farmhouse); and
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

There is another site in Hermitage which has been considered as part of the site selection work (HER5 Land at Kiln Farm, west of B4009). The Landscape Sensitivity and Capacity Assessment recommends that whilst there would be no cumulative impact if both sites were developed, HER4 is preferable in landscape terms should a choice need to be made.

**Flood risk:**

The site is not at risk from either fluvial or groundwater flooding. Two low risk flow paths travel through the centre of the site. At the site centre the flow paths converge, leading to two high risk pooling areas. Along the access to Marlston Road there is an area of high risk flooding. Successful implementation of Sustainable Drainage Systems will be crucial in any development on the site.

**Highways / Transport:**

The Council's Highways Team has raised concerns about the impact of additional traffic on the B4009 / Priors Court Road / Station Road, and they have advised that a Transport Assessment will be required.

The Council's Highways Team have advised that access would be obtained via Station Road, and they have not raised any access concerns.

**Heritage:**

Development has the potential to harm the setting of the Grade II Listed Barnaby Thatch. Regarding non-designated heritage assets, there are remains of a medieval field system to the north and a former railway station and sheds associated with the 19<sup>th</sup> DNS railway line. A Heritage Impact Assessment will be required.

**Education:**

The site is within the catchment for Hermitage Primary School and The Downs Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

There are Tree Preservation Orders close to the south western and western site boundaries.

Within 500m of the site are a priority habitat, ancient woodland, European protected species, Local Wildlife Sites, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

The site is within a proposed mineral safeguarding area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

**Utility Services**

*Water supply:*

On the information available to date, Thames Water have commented that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

*Wastewater network:*

Thames Water have advised that The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity network:*

There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

No comments.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

The site is in single ownership. There are no disclosed legal issues that would prevent development.

**Achievability:**

There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

**Relationship to / in combination effects of other sites :**

Six sites were promoted through the HELAA, and two were assessed as 'not developable within the next 15 years' and have not been considered any further as part of the site selection process. Site HER5 was assessed as 'potentially developable in part', but has been ruled out for allocation because Hermitage is a

Service Village and only suitable for a limited amount of development. Landscape sensitivity and capacity assessment has recommended that HER4 is preferable in landscape terms should a choice need to be made.

To the north west of the site are two sites that are allocated for residential development within the Housing Site Allocations Development Plan Document.

## HER5 Land at Kiln Farm, Hermitage (up to 74 Dwellings)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>9: To reduce emissions contributing to climate change and ensure adaptation measures are in place to respond to climate change.</b>	9(a): To reduce West Berkshire's contribution to greenhouse gas emissions	?	The impact on climate change will depend on the design/layout of the site	Climate change measures and mitigation would be required should the site be allocated for development	There is likely to have an unknown impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The site is unlikely to impact on flood risk. There is no fluvial flood risk on the site, although there is a risk of surface water flooding in a small are of the site.	Consideration of surface water would be required and mitigation provided if necessarily.	
<b>1: To enable provision of housing to meet identified need in sustainable locations</b>	1(a): To maximise the provision of affordable housing to meet identified need	+	The site is likely to have a positive impact on provision of affordable housing as it is of a scale to provide affordable housing.		There is likely to be a positive impact on social sustainability as the site would help to deliver housing to meet identified needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The site is likely to have a positive impact on the provision of housing as it is of a scale to provide a mix of housing types and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on healthy, active lifestyles		There is likely to be an overall neutral impact on any element of sustainability in relation to health, safety and wellbeing.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.	Should the site be allocated for development consideration of good design should ensure positive impacts are realised	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	+	The site is likely to have a positive impact on access to community facilities as it is well located for the services and facilities in Hermitage		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on access to IT facilities.		
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	? / -	There is likely to be an unknown impact on road safety, as development of the site could result in road safety concerns, but could provide improvements. There are some concerns regarding traffic impact on the B4009		The site is likely to have an unknown impact on sustainability in relation to safe and sustainable travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is likely to have a positive impact on walking, cycling and use of public transport as there are a number of walking routes in the area.		
<b>5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.</b>	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is likely to have an unknown impact on biodiversity as it is close to a LWS and ancient woodland as well as European protected species and priority species. TPOs are present along the south west and western boundary of the site.	BNG would also be required.	The site may have a negative impact on environmental sustainability as the site would result in development in the AONB. Mitigation measures would be required.
	5(b): To conserve and enhance the character of the landscape	-	The site is likely to have a negative impact on landscape as the site is within the AONB, although with adequate mitigation the site is be suitable for development.	Mitigation measures would be required to ensure no negative impacts on landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage assets.		
<b>6: To protect and improve air,</b>	6(a): To reduce air pollution	0	The site is unlikely to have an impact on air quality		The site is likely to an overall neutral impact on

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<b>water and soil quality, and minimise noise levels throughout West Berkshire.</b>	6(b): To manage noise levels	0	The site is unlikely to have an impact on noise		environmental sustainability. However, without adequate mitigation measures there could be a negative impact on water quality.
	6(c): To maintain and improve soil quality	0	The site is unlikely to have an impact on noise		
	6(d): To maintain and improve water quality	-	The site may have a negative impact on water quality as it is within the NNZ	Mitigation measures at NN would be required.	
<b>7: To promote and improve the efficiency of land use.</b>	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is likely to have a negative impact on PDL as the site is greenfield.		The site is likely to have a negative impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<b>8: To reduce consumption and waste of natural resources and manage their use efficiently.</b>	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	?	The site is likely to have an unknown impact on energy use as the impact would depend on the proposals put forward on the site for sustainable energy use/generation.	Proposals would be able to ensure a positive impact should the site be allocated for development.	The site is likely to have a unknown impact on environmental sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	-	The site is likely to have a negative impact on water consumption as the water resources in the area are running close to or at capacity.  Waste water networks are also running close to capacity.	Upgrades to the water and wastewater networks may be required.	
	8(d): To reduce the consumption of minerals and	?	The site is likely to have an unknown impact on mineral consumption as it is within a MSA	Consideration of potential mineral resources would be required through a MRA to	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	promote reuse of secondary materials			determine potential for prior extraction.	
<b>10: To support a strong, diverse and sustainable economic base which meets identified needs.</b>	10(a): To encourage a range of employment opportunities that meet the needs of the District	<b>0</b>	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	<b>0</b>	The site is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	<b>0</b>	The site is unlikely to impact on the viability and vitality of the town centre.		
<b>Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timescale:</b>	
Neutral	High	Local (AONB)	Permanent	Long Term	
<b>Summary</b>					
The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.					

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Hermitage	<b>Parish:</b>	Hermitage
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<b>Site ID:</b>	HER5	<b>Site Address:</b>	Land at Kiln Farm, west of B4009, Hermitage
<b>Use(s) proposed by site promoter</b>	Residential with land for the expansion of the primary school, Sustainable Drainage Systems, and public open space	<b>Development Potential:</b>	Up to 74 dwellings

**Recommendation:**

The site is not recommended for allocation

**Justification:**

It is acknowledged that in principle, part of the site is suitable for development. However its potential for allocation needs to be considered in conjunction with the placing of Hermitage in the settlement hierarchy. Hermitage is identified as a Service Village meaning that it is suitable for a limited amount of development.

It is considered that development of this site, alongside the others in Hermitage would be too great for the village. In particular there are already two existing allocations within the Housing Site Allocations Development Plan Document.

The Landscape Sensitivity and Capacity Assessment recommends that HER4 is preferable in landscape terms should a choice need to be made.

**Discussion:**

**Site description:**

The site is located at the northern end of Hermitage. It comprises of a medium arable field, and to the south a small part of another medium arable field. The site is located between the village of Hermitage and small grazing paddocks on the eastern side of the small rural hamlet of Oare, located further to the west. The site boundaries are to the east the roadside well treed hedgerow of the Hampstead Norreys Road/ B4009; to the north a timber post and rail fence, with occasional small tree which aligns Manor Lane, a narrow road in cutting leading to the rural hamlet of Oare; to the west the site boundary aligns a treed field hedgerow; to the south, the site boundary cuts across an arable field before terminating at the ancient woodland: Roebuck Wood. The site boundary then aligns this woodland, south of a pond and along the treed boundary of the adjacent school playing fields at Hermitage Primary School. The site is located on a very gentle sloping plateau, this sloping landform then becomes steeper through Roebuck Wood, visually enclosing the site to the south. To the east, again beyond the B4009, the landform slopes upwards to wooded hills, again enclosing views from the site. To the north west and north the gently undulating plateau continues as fields to the M4 (not overly visible from the site).

Overall, the levels of the site slope gently upwards from the north eastern corner at in a south west direction. The adjacent roads the B4009 and Manor Lane are set slightly in cuttings at lower levels to the site. A Public Right of Way crosses the site, linking Hermitage with Oare. The site is locally prominent but largely contained beyond the immediate adjacent areas.

**January 2023 HELAA conclusions:**

The site is potentially available (it is in multiple ownership) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there is some potential (subject to mitigation measures) for development on the eastern part of the site.

There are a number of factors which would need to be investigated further to confirm that the site is developable - the site is located within the River Lambourn Nutrient Neutrality Zone, and residential development could result in additional nutrient loads that could have an adverse effect on the condition of the



River Lambourn SSSI/SAC. Mitigation measures needed. A Habitat Regulations Assessment would be required supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment.

Further information also required on highways and ecology.

Whether the site is considered developable is also dependent on further assessment through the plan-making process, in relation to whether circumstances exist to support the change to the settlement boundary.

**Landscape:**

West Berkshire LCA (2019) – Within the West Berkshire Landscape Character Assessment (2019), the site is identified as being within Cold Ash Woodland and Heathland Mosaic (WH4). It notes that farm buildings and small pasture fields adjacent to settlements have proved vulnerable to development (typically of small residential clusters), due in the former case to presence of existing structures and in the latter to the screening/containment provided by boundary features. However, farm buildings, even when development has left them adjacent to settlement edges, contribute to rural character when they retain a relationship with farmland; and small enclosures, even when used as paddocks, form a transition between settlement and countryside that can contribute positively to landscape character, particularly when they retain a relationship with a historic settlement core. Loss of gradation between settlement and countryside is seen as a key detractor.

Development of the whole site would result in the coalescence of Hermitage and Oare, and would also result in the loss of gradation between Hermitage and the countryside but there may be potential for development on the eastern part of the site subject to further landscape assessment.

A Landscape Sensitivity and Capacity Assessment was prepared in May 2022, and this recommends that development across the whole site would have a significant impact upon on key landscape features and valued features of this area of the AONB. Development on a small area in the eastern part of the site would be acceptable subject to the following criteria:

- Retention of boundary vegetation and the careful consideration of the footpath route;
- The provision of substantial woodland planting to contain the western side of the settlement, with open fields/hedgerows retained on the rest of the site to conserve the landscape character of the AONB and retain the rural setting of Oare;
- The preferred access is via the existing gap in the hedgerow on Hampstead Norreys Road subject to assessment of impacts on the remaining hedgerow;
- Containment of the settlement within a linear pattern and on the lower ground adjacent the B4009;
- Sensitive design to mitigate any impacts, particularly on the rural character of Manor Lane;
- The Public Right of Way through the site should be retained, within a landscape buffer which retains a rural character and clear views out to the wooded horizons and the hamlet of Oare, in particular the church;
- The retention and enhancement of existing tree belts and hedgerows as well as extensive new woodland planting to contain the western edge of the settlement; and
- A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site

There is another site in Hermitage which has been considered as part of the site selection work (HER4 Land adjacent Station Road). The Landscape Sensitivity and Capacity Assessment recommends that whilst there would be no cumulative impact if both sites were development, HER4 is preferable in landscape terms should a choice need to be made.

**Flood risk:**

The site is not at risk from either fluvial or groundwater flooding.

The site contains two flow paths. One travels along the southern border (next to Hermitage Primary School). This path is low risk, apart from a section of high risk at the west border. The second travels along the eastern border. This path is low risk, apart from a section of high risk, where it pools at the north of the site.

**Highways / Transport:**

*Access:*

An adoptable access onto Manor Lane can be obtained, with an adoptable access also possible via the B4009. Adequate sight lines can be provided onto both roads, however due to Manor Lane being narrow and windy, an access would not be acceptable here. A footway already exists fronting the site.

*Local Highway Capacity:*

The site has good links to nearby facilities including a primary school. However I have concerns regarding the traffic impact on the B4009 including B4009 / Priors Court Road / Station Road junction. Transport assessment work including traffic modelling work on the junction would be required.

**Heritage:**

Development would not result in the loss or harm to any designated heritage assets.

Regarding non-designated heritage assets, Roman and medieval finds from field, which may indicate wider activity on site which would be sensitive. Two curvilinear features visible on LiDAR to west of site. Site close to historic settlement of Oare. Northern and western boundaries at least 19th century. Hedges and trees should be preserved within these.

A desk-based assessment would be required to better understand archaeological potential and survival, and a geophysical survey

**Education:**

The site is within the catchment for Hermitage Primary School and The Downs Secondary School. The impact of development can be accommodated within these schools.

**Environmental Health:**

The site is greenfield and there are no known contamination issues. Development unlikely to impact upon air quality. No risk of noise or vibration problems to future residents.

**Ecology:**

Within 500m of the site are a priority habitat, ancient woodland, European protected species, Local Wildlife Sites, and a Site of Special Scientific Interest Impact Risk Zone. There are no statutory sites within 500m.

Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.

The site is situated within the River Lambourn Special Conservation Area (SAC) Nutrient Neutrality Zone (NNZ). There is the potential for development to result in additional nutrient loads that could have an adverse effect on the condition of the River Lambourn SAC. Mitigation measures will be needed to ensure that the nutrients (ie. nitrogen and/or phosphorus) from all surface water runoff and wastewater generated by a development must be less than or equal to the nutrients generated by the existing land use.

To help protect the River Lambourn SAC, Thames Water are upgrading Waste Water Treatment Works that are located within the NNZ to reduce nutrient levels. It is anticipated that these upgrades will be completed by 2025. The phasing of any development would therefore need to be phased to take place after the upgrades to the Waste Water Treatment Works.

**Minerals and Waste:**

Within a proposed mineral safeguarding area. These areas are underlain by (mainly) sand and gravel. Safeguarding policies will apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

**Utility Services**

*Water supply:*

Thames Water have advised that the supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to or at capacity. Consequently it is likely that the developer will be required to fund an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended.

*Wastewater network:*

Thames Water have advised that The scale of development is likely to require upgrades to the wastewater network. Thames Water have advised that the Developer and the Local Planning Authority should liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan.

*Electricity distribution:*

There is a network of existing high voltage overhead lines in close proximity of the site. It is highly likely that high voltage network reinforcement and secondary substation upgrade will be required.

*Gas network:*

The site is not underlain by a high pressure gas transmission pipeline.

**Other:**

None.

**Parish / Town Council:**

None.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities accessible. A negative impact on environmental sustainability has been identified in relation to the location of the site in the AONB. Landscape work states that part of the site is suitable for allocation, with adequate mitigation. There is also a potential negative impact in relation to water consumption as the local water resources/waste water network is close to capacity. Upgrades to the networks may be required to ensure no negative impacts are actually realised. A number of unknown sustainability impacts have also been identified. Many of these may be able to be mitigated but further would be needed to determine what would be required.

**Availability:**

There site is within family ownership, and it is unknown how many individual landowners there are. There are no disclosed legal issues that would prevent development.

**Achievability:**

There are no known site, market, legal, cost, ownership, or delivery issues that could constrain the development of the site. The site is therefore considered to be achievable.

**Relationship to / in combination effects of other sites :**

Six sites were promoted through the HELAA, and two were assessed as 'not developable within the next 15 years' and have not been considered any further as part of the site selection process. Site HER5 was assessed as 'potentially developable in part', but has been ruled out for allocation because Hermitage is a Service Village and only suitable for a limited amount of development. Landscape sensitivity and capacity assessment has recommended that HER4 is preferable in landscape terms should a choice need to be made.

To the north west of the site are two sites that are allocated for residential development within the Housing Site Allocations Development Plan Document.