

## West Berkshire Local Plan Review 2022 – 2039 (LPR) Examination

### SA/SEA Note to accompany the Council's Response to Action Point 77

#### 1. Introduction

During the preparation of the LPR ([CD1](#)) the sites considered to be reasonable alternatives for development were subject to SA/SEA ([CD3a](#)).

As part of the Examination the Inspector published an Action Point 14 ([IN14](#)) asking the Council to clarify if, using the information currently available to the examination (including the HELAA, sustainability appraisal and any evidence submitted with regulation 19 representations) that the Council considers relevant, adequate and proportionate, there are any sites (including, if appropriate, smaller parts of areas assessed in the HELAA) suitable and available for residential development that are not allocated in the Plan.

In response to AP14 ([EXAM26](#)) the Council reviewed all the sites submitted as part of the HELAA and, based on information currently available to the Examination, identified some additional sites that are suitable and available for residential development. These additional sites could now be considered reasonable alternatives for allocation to help boost the Council's housing supply.

The review of the HELAA identified sites which may be suitable for allocation but were not allocated in the Submission LPR. This included a review of sites in Thatcham which were not previously considered for allocation as the Council's approach to Thatcham was the allocation of a strategic site (at North East Thatcham) to ensure the comprehensive delivery of infrastructure. However, the need to find additional housing sites has meant that this approach has been reviewed and sites which are considered to be potentially developable in the HELAA have been reconsidered as to whether they may be suitable for allocation.

In response to the Inspector's Action Point 77 ([IN30](#)) the following sites have been identified as reasonable alternatives for allocation:

- CA12 – Land at Henwick Park, Bowling Green Road, Thatcham
- CA16 – The Creek, Bowling Green Road, Thatcham
- CA17 – Land east of Regency Park Hotel, Bowling Green Road, Thatcham
- PAN8 – Land north of Pangbourne Hill, Pangbourne
- TIL13 – Land at Pincents Lane, Tilehurst (this site was also included as a reasonable alternative in the SA/SEA (Nov 2022), but the Site Assessment and SA/SEA for the site have been updated and are also included here for completeness)

The West Berkshire Strategic Vision 2050 ([SET3a](#)) recognises that due to the highly constrained nature of the District, options for growth are limited. It recognises Newbury and Thatcham as settlements which should be strategically planned for in the longer-term and identifies areas of search for future growth to the north of both

towns as they are identified as having the least constraints and influences. These locations benefit from their close proximity to the main existing main urban areas with a wide range of services and facilities.

The areas to the north of Thatcham that are considered to have development potential have already been identified as reasonable alternatives as outlined above. In accordance with the Vision, the area to the north of Newbury has also been identified as a reasonable alternative for a broad location for growth. Further work is required to identify the site or sites which would be most suitable for development in this location and to identify the mitigation and infrastructure required to support strategic development in this location. The allocation of any sites in this area would be done through an early review of the Plan.

The SA/SEA itself will be updated to accompany any Main Modifications consultation that takes place in due course, but a summary of the SA/SEA carried out for the additional sites and broad location is set in Section 2 below and the full site assessment forms and SA/SEA tables are included in Appendix 1.

Where new sites are proposed for allocation new policies have been drafted and these have also been subject to SA/SEA. A summary of the SA/SEA for the new policies is set out in Section 3, with the full SA/SEA tables included in Appendix 2.

## 2. SA/SEA Summary of Additional Sites & Broad Location

### 2.1. Thatcham

Site	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
CA12 - Land at Henwick Park, Bowling Green Road, Thatcham	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding and landscape. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term	<b>The site is recommended for allocation alongside CA17.</b>  The site was not considered for allocation at Reg 18/19 as a single strategic site was proposed for allocation in Thatcham to ensure the comprehensive delivery of infrastructure. Given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development in part. It would be able to deliver early in the plan period and could be allocated alongside CA17.
CA16 - The Creek, Bowling Green Road, Thatcham	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term	<b>The site is not recommended for allocation.</b>  The site was not considered for allocation at Reg 18/19 as a single strategic site was proposed for allocation in Thatcham to ensure the comprehensive delivery of infrastructure. Given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development.

Site	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
	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.		However, the Council has been unable to identify whether the site is deliverable and therefore it is not recommended for allocation. Despite this, if CA12 and CA17 were allocated the site would then be included within the redrawn settlement boundary, and so the principle of development on the site would be acceptable.
CA17 - Land east of Regency Park Hotel, Bowling Green Road, Thatcham	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term	<b>The site is recommended for allocation alongside CA12.</b>  The site was not considered for allocation at Reg 18/19 as a single strategic site was proposed for allocation in Thatcham to ensure the comprehensive delivery of infrastructure. Given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development. It would be able to deliver early in the plan period and could be allocated alongside CA12.

The three sites are adjacent to each other and therefore, it may be possible for them to be developed together as a single site. This would require the landowners to work together and at this time there is no certainty about this, therefore, this is not considered to be a reasonable alternative. There is scope that even if developed independently, linkages could be required between the sites, particularly walking and cycling links to ensure they are functionally linked to bring about wider benefits to the local community.

## 2.2. Pangbourne

Site	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
PAN8 - Land north of Pangbourne Hill, Pangbourne	There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term	<b>The site is recommended for allocation.</b>  The site was not considered for allocation at Reg 18/19 as it had been ruled out through the HELAA. Further evidence now indicates that part of the site would be suitable for allocation and therefore, the site has been reconsidered and is regarded as suitable for development in part.

## 2.3. Eastern Area (taken from SA/SEA [Ref: CD3a pg56])

Site	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
TIL13 – Pincents Lane, Tilehurst	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 meet local housing needs as well as being close to local services and facilities accessible by walking and cycling, with opportunities for public transport close by. Potential negative sustainability impacts have been identified in relation to environmental sustainability as the site is close to a number of ecological designations and heritage assets, as well as potential negative impact on the	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Eastern Area) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term	<b>The site is recommended for allocation.</b>  The site was not recommended for allocation at Reg 19 following the concerns raised at Reg 18 through the significant number of objections to the site regarding potential environmental and infrastructure impacts. These

Site	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
	<p>landscape if adequate mitigation measures are not provided. Potential negative sustainability impacts have 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 by further information which would be needed to determine what would be required.</p>		<p>impacts can however be mitigated. Further evidence now indicates that part of the site would be suitable for allocation and therefore, the site has been reconsidered and is regarded as suitable for development in part.</p>

#### 2.4. Broad Location to the north of Newbury

	Summary of SA/SEA (see Appendix 1 for full SA/SEA)	Summary	Recommendation and Justification
<p>Broad Location to the north of Newbury</p>	<p>The broad location 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, in particular, transport. Many of these may be able to be mitigated but further work is needed to determine what would be required.</p>	<p><b>Effect:</b> Neutral  <b>Likelihood:</b> High  <b>Scale:</b> Local (Newbury)  <b>Duration:</b> Permanent  <b>Timescale:</b> Long Term</p>	<p><b>The broad location is taken forward for consideration in the LPR.</b></p> <p>While the broad location does not specifically identify any sites for allocation it highlights an area of the District where there is potential for site allocations in the future. Further work is required to identify the site or sites which would be most suitable for development in this location and to identify the mitigation and infrastructure required to support strategic development in this location.</p>

### 3. New Site Allocation Policies SA/SEA

Policy	Summary of SA/SEA (see Appendix 2 for full SA/SEA)	Summary
RSA XX: Land at Henwick Park, Bowling Green Road, Thatcham	The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term
RSA XX: Land east of Regency Park Hotel, Bowling Green Road, Thatcham	The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Thatcham) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term
RSA XX: Land north of Pangbourne Hill, Pangbourne	The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability. Social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (Pangbourne) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term

Policy	Summary of SA/SEA (see Appendix 2 for full SA/SEA)	Summary
RSA XX: Land at Pincents Lane, Tilehurst	The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, landscape and heritage. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.	<b>Effect:</b> Neutral <b>Likelihood:</b> High <b>Scale:</b> Local (EUA) <b>Duration:</b> Permanent <b>Timescale:</b> Long Term



## APPENDIX 1

### Individual site assessment forms and SA tables for additional sites and broad location -

- **CA12 Land at Henwick Park, Bowling Green Road, Thatcham (235 dwellings)** page 10
- **CA16 The Creek, Bowling Green Road, Thatcham (45 dwellings)** page 19
- **CA17 Land east of Regency Park Hotel, Bowling Green Road, Thatcham (55 dwellings)** page 27
- **PAN8 Land north of Pangbourne Hill, Pangbourne (25 dwellings)** page 35
- **TIL13 Pincents Lane, Tilehurst (138 dwellings)** page 42
- **Broad location to the North of Newbury** page 50

**CA12 Land at Henwick Park, Bowling Green Road, Thatcham (225 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 reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / -	The site is in FZ1. A surface water flow route passes through the site.	Development would need to avoid areas at risk of flooding. Sustainable Drainage Systems (SuDs) would need to be provided.	
<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 social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels and fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional GI (Green Infrastructure) across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<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 also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
<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 the site is also within 2km of a SAC and SSSI and adjacent to a LWS.	Mitigation measures would need to be provided.	Without adequate mitigation measures the site would have a negative impact on environmental sustainability. Mitigation measures could result in a neutral impact.
	5(b): To conserve and enhance the character of the landscape	- / ?	Development of the whole site would result in a negative impact on landscape. Mitigation measures, including reducing the developable area of the site would reduce the impact.	Mitigation measures would be required, including not developing the whole site and the presence of a landscape buffer between Thatcham and Cold Ash.	
	5(c): To protect or, conserve and enhance the built and historic environment to include 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 impact on air pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<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 unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<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.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as the site is partly within a MSA.	Consideration of the mineral resources would be required through a MRA and opportunities for prior extraction would need to be considered.	

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	0	The site is unlikely to impact on employment opportunities.		The site is unlikely to impact on any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Thatcham)	Permanent	Long term
<b>Summary:</b>				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding, landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

## Land at Henwick Park, Bowling Green Road, Thatcham (CA12)

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

### Recommendation:

The site is recommended for allocation

### Justification:

The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. Henwick was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on the site (and the enclosed sites CA16 The Creek and CA17 Land east of the Regency Park Hotel) presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development. The site at Henwick Park remains available and there are no issues which would preclude against the allocation of the site.

### Discussion:

#### Site description:

The site forms a large area of open countryside under grass to the north of Bowling Green Road and Heath Lane. It is bounded to the east by Cold Ash Hill. The southern part of this eastern boundary is open with housing opposite, to the east of Cold Ash Hill, below the lower slopes 95m AOD contour. The northern part of the site is defined by a hedge with open fields to the east of Cold Ash Hill. To the south, the site is bounded by the well-defined edge of Thatcham along Heath Lane and Bowling Green Road and the dense mature tree cover to the north side of these roads. To the west lies Henwick Old Farm, a listed building with its own grounds. North of Henwick Old Farm is a footpath which runs through a shallow but pronounced valley and up the hillside to cross over to Cold Ash Hill, north of the site. The northern boundary follows a tree lined field boundary between woodland north-west of the site and Cold Ash Hill. The site is surrounded on three sides by open countryside and forms the major part of the open countryside between Cold Ash and Thatcham.

***Planning history:***

15/01949/OUTMAJ: Outline planning application for up to 265 residential dwellings (Class C3) with associated vehicular, pedestrian and cycle accesses, public open space including allotments, community orchard, sports pitch and pavilion, ecology meadow, parkland, trim trail and children's play area. Provision of a GP surgery and flood alleviation ponds as part of the wider Thatcham Surface Water Management Plan. Matters to be considered – access. Refused Dec 2015. Appeal dismissed July 2017 (appeal ref: APP/WO340/W/16/3144193).

**January 2023 HELAA conclusions:**

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

Development of the whole site would be unacceptable because it would result in the coalescence of Thatcham and Cold Ash. Development of whole site would also result in harm to the AONB. Part of the southern area of the site may be suitable but further assessment is required.

A major surface flood flow route passes through the site towards the east side and in the south east and south west corner. Substantial attenuation measures required to mitigate for this which will have some impact on the developable area.

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

**Landscape:*****AONB Unit:***

Extends into open countryside to the detriment of the gap between settlements.

***Natural England:***

Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

***Other comments:***

A 2015 Landscape Capacity Assessment (in which the site had the ref THA011) concluded that development on the whole site would result in harm. Cold Ash is an AONB settlement and although it has expanded southwards out of the AONB and down the slope towards Thatcham, it retains a distinctive separate identity. The development of the whole of this site would lead to the perception of a merging of the two settlements and would therefore have an adverse impact on the AONB settlement pattern.

The LCA recommended that the site should be considered in conjunction with CA16 and CA17. The study advised that if any one of the sites were to be developed in isolation this could result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane. It concluded it is particularly important to limit the northern expansion of this area in order to retain the separate identities of Cold Ash and Thatcham, to retain the open rural character of the open countryside between the two settlements and to prevent further intervisibility between the built forms of each settlement.

The site promoter has commented that development would take place in the south eastern part of the site, with the remainder of land used for parkland, agricultural land, and flood alleviation ponds.

***Planning application 15/01949/OUTMAJ:***

An outline planning application for 265 dwellings, which was later amended to 225 dwellings, was refused in 2015. It went to appeal where it was allowed, however it was recovered for determination by the Secretary of State who dismissed the appeal and refused planning permission.

Following the submission of an amended scheme for 225 dwellings, the Council accepted that the development would occupy the lower and less visible portion of the site and withdrew their concerns about the effect on the landscape character of the area, the setting of the AONB, and the separation of Thatcham and Cold Ash.

The amended scheme restricts development to below the 95 metre AOD contour and away from the 'square field' to the north east of the Regency Park Hotel.

As part of the appeal, a landscape Statement of Common ground was prepared, and no areas of dispute were identified. The Inspector concluded that the development would retain an area of open space between the settlements, and there would be limited inter-visibility because of the retention and reinforcement of vegetation. It would extend no further northwards on the western side of Cold Ash Hill than the existing housing on the eastern side, appearing as a consolidation of the urban area, and would be perceived as an extension of Thatcham rather than of Cold Ash. The Secretary of State agreed with the Inspector that there is no indication that the development would have a harmful effect on the setting of the AONB. He further agreed with the Inspector that the scheme would avoid an unduly harmful visual impact.

**Flood risk:***Fluvial:*

FZ1.

*Surface water:*

At the time of preparation of the Council's Housing and Economic Land Availability Assessment (HELAA), there was a surface water flood flow route that passed through the site towards the east side and in the south east and south west corners.

The most up-to-date risk of surface water flooding data from the Environment Agency shows that parts of the site are at risk:

- 1 in 30 year event: 2% of site
- 1 in 100 year event: 4% of site
- 1 in 1000 year event: 13% of site

There are two West Berkshire Flood Alleviation Schemes located to the south east of the site.

*Groundwater:*

The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

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

The site was subject to planning applications 15/01949/OUTMAJ and 16/01508/OUTMAJ. Access was obtained via an enlarged roundabout Cold Ash Hill/Heath Lane and a T junction on Bowling Green Road. Both accesses were acceptable to the Council's Highways Team and would again be required with linkages through the site. Further pedestrian accesses were proposed onto Cold Ash Hill, Heath Lane and Bowling Green Road. Again, these should still be provided. Heath Lane and Bowling Green Road already have good quality pedestrian/cycle routes. Minor mitigation to pedestrian and cycle routes will continue to be required. There are a number of sites being put forward around the north of Thatcham. Widening of Heath Lane and Bowling Green Road fronting the site will be required. The developer will need to provide a margin of land to allow for this. However, should THA20 come forward some of this site will be required to widen and realign the Heath Lane and the Thatcham Northern Distribution Road.

*Local Highway Capacity:*

The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

*Strategic Road Network:*

National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

**Heritage:***Undesignated Heritage Asset:*

Site of demolished historic farm on site. Geophysical survey carried out in 2015 indicated a few anomalies.



**Other comments from Council's Archaeology Officer:**

External field boundaries and some internal are at least 19th century in date and should be preserved in any development design.

**Other comments from Council's Archaeology Officer:**

Watching Brief condition likely.

**Education:**

No comments.

**Environmental Health:**

Site near to A4 and Thatcham Air Quality Management Area (AQMA). Significant risk of Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Low risk of contamination.

Low risk of noise and vibration problems to future occupants.

**Ecology:****Thames Valley Environmental Research Centre:**

Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 3 Local Wildlife Site within 500m.

**Natural England:**

No comments.

**Berks, Bucks & Oxon Wildlife Trust:**

- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.
- Site is directly adjacent to a Local Wildlife Site. There is a substantial risk of harmful impacts on the LWS if adequate avoidance and mitigation measures are not implemented. It may be inappropriate to develop this site; detailed assessment is required.

**Minerals and Waste:**

Quarter of the site is within Mineral Safeguarding Area. Such areas are underlain by (mainly) sand and gravel. Safeguarding policies apply in order to prevent needless sterilisation of mineral resources. Consideration of extraction prior to any development would be encouraged.

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

No comments.

**Wastewater network:**

No comments.

**Electricity distribution:**

No comments received from SSE.

**Gas network:**

No comments received from utility companies.

**Other:**

None.

**Parish / Town Council:**

No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

**SA/SEA summary:**

There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to flooding, landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

**Availability:**

Promoter has confirmed that the site is available.

**Achievability:**

Option agreement with developer. No known issues.

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

CA16 and CA17 adjoin the site.

**CA16 The Creek, Bowling Green Road, Thatcham (45 dwellings)**

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<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 reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk of flooding		
<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 social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	This is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	

<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 have an 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 also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
<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 there is potential for Great Crested Newts in the Area. The site is also within 2km of a SAC and SSSI.	Mitigation measures would need to be provided. A NatureSpace report would need to be provided.	The site is likely to have an unknown impact on environmental sustainability. Mitigation measures would be required and the site would need to be considered for allocation alongside CA12 to avoid any negative impact on the landscape.
	5(b): To conserve and enhance the character of the landscape	?	The site is likely to have an unknown impact on landscape. The LCA considers the site would need to be considered alongside CA12, and that isolated development of the site could result in a negative impact.	The site should be considered for development alongside CA12. Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	There is likely to be an unknown impact on heritage as there may be non-designated heritage assets on the site.	A Heritage Impact Assessment would be required and appropriate mitigation measures provided where necessary.	
<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 impact on air pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels in main settlements	0	The site is unlikely to impact on noise		

<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		
	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 unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<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.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is likely to have an unknown impact on mineral consumption as the site is partly with a MSA.	Consideration of the mineral resources would be required through a MRA and opportunities for prior extraction would need to be considered.	
<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 any element of sustainability.

<b>economic base which meets identified needs.</b>	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 (Thatcham)	Permanent	Long term
<b>Summary:</b>				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

## The Creek, Bowling Green Road, Thatcham (CA16)

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

### Recommendation:

The site is not recommended for allocation

### Justification:

The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. Henwick was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on the site (and the enclosed sites CA16 The Creek and CA17 Land east of the Regency Park Hotel) presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development. The site promoter has been contacted to determine whether the site remains available, however no response has been received. Because the availability of the site is unknown, the site is not recommended for allocation.

### Discussion:

#### Site description:

The site forms a house and grounds which include the main house, a cottage, stables and hard tennis court with lawns, mature trees and ornamental planting. It is surrounded by the open fields under pasture of CA12 which are visible through post and rail fences around the site. To the south lies an area of open land, part of CA12, which separates the site from Bowling Green Road. There are only filtered views into the site.

#### Planning history:

Various planning applications associated with the use of the site as a dwelling house.

#### January 2023 HELAA conclusions:

The site is available (in single ownership, and a developer has an option agreement) and achievability is unknown because the site is landlocked and access would need to come through an adjoining site (CA12).

The site is detached from any settlement boundary. However, a site (CA12) which surrounds CA16 has been promoted and this adjoins the settlement boundary of Thatcham. Potentially both sites could be considered as part of a comprehensive development subject to further assessment.

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

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

#### **Landscape:**

##### *AONB Unit:*

No comments.

##### *Natural England:*

Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

##### *Other comments:*

Further assessment in conjunction with the AONB and Natural England would be required to see if development on the site would result in significant harm to the natural beauty and special qualities of the AONB.

The 2015 Landscape Capacity Assessment (in which the site had the ref THA027) concluded that the development on this site alone would not result in harm to the natural beauty and special qualities of the AONB. Most of the site would be suitable for development subject to a narrow belt of Green Infrastructure along the southern edge to retain the character of Bowling Green Road at this point.

However, it is recommended that the site should be considered in conjunction with CA12 (Land at Henwick Park). The LCA study advised that if any one of the sites were to be developed in isolation this could result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane. It concluded it is particularly important to limit the northern expansion of this area in order to retain the separate identities of Cold Ash and Thatcham, to retain the open rural character of the open countryside between the two settlements and to prevent further intervisibility between the built forms of each settlement.

#### **Flood risk:**

##### *Fluvial:*

FZ1.

##### *Surface water:*

No risk.

##### *Groundwater:*

The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.

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

The site is effectively land locked by CA12 (Land at Henwick Park). Access to the site is dependent on agreement from adjacent landowner.

The Council's Highways Team have combined comments of this site with CA12 (Land at Henwick Park) and CA17 (Regency Park Hotel). CA12 was subject to planning application



15/01949/OUTMAJ and 16/01508/OUTMAJ. Access via an enlarged roundabout Cold Ash Hill/Heath Lane and a T junction on Bowling Green Road was supported by the Council's Highways Team. Both accesses were acceptable and would again be required with linkages through the site. Further pedestrian accesses were proposed onto Cold Ash Hill, Heath Lane and Bowling Green Road. Again, these should still be provided. Heath Lane and Bowling Green Road already have good quality pedestrian/cycle routes. Minor mitigation to pedestrian and cycle routes will continue to be required. There are a number of sites being put forward around the north of Thatcham. Widening of Heath Lane and Bowling Green Road fronting the site will be required. The developer will need to provide a margin of land to allow for this.

*Local Highway Capacity:*

The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

*Strategic Road Network:*

National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

**Heritage:**

*Recommendations for further work:*

Possible small scale farm or country house of late 19th century date. Fieldwork carried out in 2015 on surrounding land but not on this plot.

*Recommendations for further work:*

Late 19th century yard of buildings. Recording required for any demolition. Area of high historic landscape character sensitivity and archaeological potential. Northern site boundary 18th century or earlier. Features should be preserved along its course.

*Recommendations for further work:*

Heritage Impact Assessment recommended due to presence of non-designated heritage assets.

**Education:**

No comments.

**Environmental Health:**

Site near to A4 and Thatcham Air Quality Management Area (AQMA). Possible Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Contamination unlikely.

Low risk of noise and vibration problems to future occupants.

**Ecology:**

*Thames Valley Environmental Research Centre:*

Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No areas of ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 2 Local Wildlife Sites within 500m.

*Natural England:*

None.

*Berks, Bucks & Oxon Wildlife Trust*

- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.

*Other comments:*

Potential for Great Crested Newts in area. Developers must submit a NatureSpace report / certificate, or comply with Natural England Standing Advice at the planning application stage.

**Minerals and Waste:**

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

**Utility Services**

*Water supply:*

No comments.

*Wastewater network:*

No comments.

*Electricity distribution:*

No comments received from SSE.

*Gas network:*

No comments received from utility companies.

**Other:**

None.

**Parish / Town Council:**

No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

**SA/SEA summary:**

There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

**Availability:**

Available at time HELAA was prepared. Promoter contacted to confirm whether site still available, and no response received.

**Achievability:**

At the time the HELAA was prepared, the site was in single ownership and there were no disclosed legal issues that would prevent development. It has not been possible to confirm with the promoter whether the site is still achievable.

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

CA12 and CA17 adjoin the site.

**CA17 Land east of Regency Park Hotel, Bowling Green Road, Thatcham (45 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 reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk of flooding		
<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 social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	This is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	

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 services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to have an impact on access to IT facilities.		
<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 also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
<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 there is potential for Great Crested Newts in the area. The site is also within 2km of a SAC and SSSI.	Mitigation measures would need to be provided. A NatureSpace report would need to be provided. Biodiversity Net Gain would be required.	The site is likely to have an unknown impact on environmental sustainability. Mitigation measures would be required and the site would need to be considered for allocation alongside CA12 in order to avoid any negative impacts on the landscape.
	5(b): To conserve and enhance the character of the landscape	?	The site is likely to have an unknown impact on landscape. The LCA considers the site would need to be considered alongside CA12, and that isolated development of the site could result in a negative impact.	The site should be considered for development alongside CA12. Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	?	Area of high historic landscape character sensitivity and archaeological potential. Presence of non-designated heritage assets. Further work would be	A Heritage Impact Assessment would be required and appropriate mitigation measures	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			required to determine the impact on the historic environment.	provided where necessary.	
<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 pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels in main settlements	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<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 unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<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.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		

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 the site is partly with a MSA.	Consideration of the mineral resources would be required through a MRA and opportunities for prior extraction would need to be considered.	
<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 any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Thatcham)	Permanent	Long term
<b>Summary:</b>				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

## Land east of Regency Park Hotel, Bowling Green Road, Thatcham (CA17)

<b>Spatial Area:</b>	Newbury / Thatcham	<b>Settlement:</b>	Thatcham	<b>Parish:</b>	Cold Ash
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<b>Site ID:</b>	CA17	<b>Site Address:</b>	Regency Park Hotel, Bowling Green Road, Thatcham
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	45 dwellings

### Recommendation:

The site is recommended for allocation

### Justification:

The SA/SEA considered the spatial distribution of development across the district (see pp.23-25 of the CD3a SA/SEA Environmental Report for the Proposed Submission LPR). One of the options taken forward was a focus on Thatcham. This would focus a strategic site in the Thatcham area, with a number of smaller sites across the rest of the district. The Core Strategy limited growth in Thatcham due to the rapid expansion that had taken place in the town over recent years. This was to allow a period of consolidation, ensuring the infrastructure and town centre facilities could be upgraded to meet the demands of the existing population.

In reviewing the vision for Thatcham for the LPR the Council commissioned the Thatcham Strategic Growth Study (SIT2b). The study identifies that strategic development would be required in Thatcham to support service provision and regeneration.

Five groups of sites were identified as potential options for a strategic site, and North East Thatcham (THA20) was considered the reasonable alternative for allocation. The site was considered to be too small on its own to be of a strategic nature as it would not be able to provide the level of infrastructure required. Nonetheless, the Thatcham Strategic Growth Study recognised that an allocation on CA12 Land at Henwick Park, CA16 The Creek and CA17 Land east of the Regency Park Hotel presents an opportunity to add additional housing units if required, and the potential residential capacity and provision of facilities and open space has been tested through recent planning applications and appeals.

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development. The site remains available and there are no issues which would preclude against the allocation of the site.

### Discussion:

#### Site description:

The site forms a large area of amenity grassland immediately to the east of the Regency Park Hotel. The boundary of the site with an area of car parking and hotel buildings is open. Dense hedgerow encloses the site along the northern, southern and eastern boundaries with glimpses through to the fields within CA12 to the east.

#### Planning history:

No relevant planning history.

#### Local Plan history:

The site was assessed in the 2013 Strategic Housing Land Availability Assessment (site ref THA014) as 'potentially developable'. The site was subject to site selection work as part of Housing Site Allocations Development Plan Document but was ruled out for allocation because it was the

Council's preferred approach, in accordance with the Core Strategy, to consider this area as a whole as part of a revised Local Plan, when the area could be holistically planned for.

**January 2023 HELAA conclusions:**

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

There are a number of factors which would need to be investigated further to confirm that the site is developable - a series of mitigation measures to conserve and enhance the AONB; and to maintain the character of the land north of Thatcham. Further information also required on ecology before a robust decision can be made.

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

**Landscape:**

*AONB Unit:*

No comments.

*Natural England:*

Due to the nature of landscape assessment, they are unable to provide any detailed comments at this stage. They will need to see further evidence before they could determine which sites would be damaging to the AONB.

*Other comments:*

The 2015 Landscape Capacity Assessment concluded that the development on this site alone would not result in harm to the natural beauty and special qualities of the AONB. The potential development area would need to be below the 95m AOD contour and form the northern limit of development off Bowling Green Road. Most of the rest of the site would be suitable for development subject to a narrow belt of Green Infrastructure along the southern edge to retain the character of Bowling Green Road. Tree belts to be provided to the boundaries with open countryside or to the adjacent potential development area. Green Infrastructure to break up the built form.

However, it is recommended that the site should be considered in conjunction with CA12 (Land at Henwick Park). The LCA study advised that if any one of the sites were to be developed in isolation this would result in an unacceptable level of expansion of Thatcham north of the well-defined settlement boundary along Bowling Green Road and Heath Lane. It concluded it is particularly important to limit the northern expansion of this area in order to retain the separate identities of Cold Ash and Thatcham, to retain the open rural character of the open countryside between the two settlements and to prevent further intervisibility between the built forms of each settlement.

**Flood risk:**

*Fluvial:*

FZ1.

*Surface water:*

- 1 in 30 year event: 1% of site
- 1 in 100 year event: 1% of site
- 1 in 1000 year event: 2% of site

Minor risk at far south of site which can be mitigated for.

*Groundwater:*

The JBA Groundwater Flood Map indicates that across the site groundwater levels are negligible in a 1 in 100 year flood event.

The Jacobs Groundwater Flood Risk modelling does not show the site to be at risk of groundwater emergence in either a 1 in 30 or 1 in 100 year flood event.



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

Access to the site will need to be obtained from Bowling Green Road, preferably via the existing access to the hotel. Linkages will need to be provided with the adjoining site (CA12) should it come forward for development.

*Local Highway Capacity:*

The HELAA assessment of the site did not identify any issues. Updates to the Local Plan Review Transport Assessment work are in progress.

*Strategic Road Network:*

National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

**Heritage:***Recommendations for further work:*

Possible small scale farm or country house of late 19th century date. Fieldwork carried out in 2015 on surrounding land but not on this plot.

*Recommendations for further work:*

Late 19th century yard of buildings. Recording required for any demolition. Area of high historic landscape character sensitivity and archaeological potential. Northern site boundary 18th century or earlier. Features should be preserved along its course.

*Recommendations for further work:*

Heritage Impact Assessment recommended due to presence of non-designated heritage assets.

**Education:**

No comments.

**Environmental Health:**

Site near to A4 and Thatcham Air Quality Management Area (AQMA). Possible Particulate Matter and Nitrogen Dioxide. However, AQMA revoked since comments made.

Contamination unlikely.

Low risk of noise and vibration problems to future occupants.

**Ecology:***Thames Valley Environmental Research Centre:*

Medium risk of adverse impacts.

- Priority habitat within site and within a 500m radius surround.
- No areas of ancient woodland within 500m.
- European protected species within 500m.
- Priority species within 500m.
- No statutory sites within 500m.
- Site of Special Scientific Interest Impact Risk Zone within 500m.
- 2 Local Wildlife Sites within 500m.

*Natural England:*

None.

*Berks, Bucks & Oxon Wildlife Trust*

- Site is within 2km of the Kennet and Lambourn Floodplain Special Area of Conservation. There is a risk of harmful impacts on Special Area of Conservation if adequate mitigation measures are not implemented.
- Site is within 2km of at least one Site of Special Scientific Interest. There may be a risk of harmful impacts on the Site of Special Scientific Interest if adequate mitigation measures are not implemented.

*Other comments:*

Potential for Great Crested Newts in area. Developers must submit a NatureSpace report / certificate, or comply with Natural England Standing Advice at the planning application stage.

**Minerals and Waste:**

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

**Utility Services**

*Water supply:*

No comments.

*Wastewater network:*

No comments.

*Electricity distribution:*

No comments received from SSE.

*Gas network:*

No comments received from utility companies.

**Other:**

None.

**Parish / Town Council:**

No comments. Site was not included as an allocation within the proposed submission (Regulation 19) LPR.

**SA/SEA summary:**

There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape and biodiversity. Suitable mitigation could be provided which would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

**Availability:**

The site is in single ownership and is owned by a developer. There are no disclosed legal issues that would prevent development.

**Achievability:**

The site is owned by a developer. There are no disclosed legal issues that would prevent development.

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

CA12 and CA16 adjoin the site.

**PAN8 Land north of Pangbourne Hill, Pangbourne (25 dwellings)**

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
<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 reallocated for development.	There is likely to be an unknown impact on all elements of sustainability as the impact would depend upon the climate change measures and mitigation proposed should the site come forward.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk of flooding		
<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 within the village.		There is likely to be a positive impact on social sustainability due to the location of the site and opportunity for good design should the site be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to impact on levels of fear of crime and anti-social behaviour.		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	?	This is likely to be an unknown impact on GI as it would depend on what GI would be proposed as part of the development should the site be allocated.	Policies in the plan require consideration of GI, therefore, should the site be retained as an allocation consideration of GI provision would be required.	

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 services and facilities, including education and employment facilities.		The site is likely to have a positive impact on social sustainability as it is located close to existing community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to have an impact on access to IT facilities.		
<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 also provide improvements.		The site is likely to have a positive impact on social and environmental sustainability as there are good safe and sustainable travel links.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	There is likely to be a positive impact as the site is close to local walking and cycling opportunities, with local bus routes passing close to the site.		
<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 there is the possibility of protected species on the site.	Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species are not adversely affected. Biodiversity Net Gain would be required.	Without adequate avoidance and mitigation measures there is potential for a negative impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	-	The site is within the AONB and has the potential to impact negatively on the landscape. Only part of the site is considered acceptable for development.	The Landscape Assessment indicates that only part of the site is considered appropriate for development. Mitigation measures would be required to ensure no negative impacts on landscape character.	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
<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 pollution		The site is likely to have an overall neutral impact on environmental sustainability.
	6(b): To manage noise levels in main settlements	0	The site is unlikely to impact on noise		
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality		
<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 unlikely to impact on sustainability as the site is greenfield. Mitigation measures would be required to limit the impact.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	The site is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study has been used to determine the development potential of the site.	
<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.	Proposal would be able to ensure a positive impact should the site be reallocated for development.	The site is likely to have an unknown impact on environmental and social sustainability in relation to consumption of natural resources.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to have an impact on waste generation		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	8(c): To reduce water consumption and promote reuse	0	The site is unlikely to have an impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to have an impact on mineral consumption		
<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 any element of sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on use of employment land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability and vitality of the town centre.		

Effect:	Likelihood:	Scale:	Duration:	Timescale:
Neutral	High	Local (Thatcham)	Permanent	Long term
<b>Summary:</b>				
There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing needs as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape character. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.				

## Land north of Pangbourne Hill, Pangbourne (PAN8)

<b>Spatial Area:</b>	North Wessex Downs AONB	<b>Settlement:</b>	Pangbourne	<b>Parish:</b>	Pangbourne
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<b>Site ID:</b>	PAN8	<b>Site Address:</b>	Land north of Pangbourne Hill, Pangbourne
<b>Use(s) proposed by site promoter</b>	Residential	<b>Development Potential:</b>	Approximately 25 dwellings

### Recommendation:

The site is recommended for allocation

### Justification:

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

The site is located adjacent to the settlement of Pangbourne, and is close to local services, facilities, and public transport nodes. Within the settlement hierarchy, Pangbourne is identified as a Rural Service Centre. Rural Service Centres are larger rural settlements and offer development potential appropriate to the character and function of the settlement.

Since the 2023 HELAA assessment which assessed the site as not being developable further information has been submitted relating to the impact on the local highway network. Subject to further surveys and mitigation the Local Highways Authority has not advised against the scheme.

### Discussion:

#### Site description:

The site lies to the west of Pangbourne, north of Sheffield Close, a completed housing allocation in the Housing Site Allocations Development Plan Document. The site is close to local services and facilities (including shops and public transport links). The site lies within the North Wessex Downs National Landscape (AONB).

The whole site comprises pasture/agricultural land.

#### January 2023 HELAA conclusions:

The site is available (in single ownership). The site was not considered suitable, and therefore the achievability was not assessed. However, there are no known market, legal, cost, ownership fragmentation or delivery issues.

Development would impact upon local highway network.

Development on the whole site would be inappropriate in context of the existing settlement form, pattern, and character of the landscape.

Concerns that development will result in harm to the natural beauty and special qualities of the AONB.

The 2023 HELAA concluded that the site was not suitable.

#### Landscape:

Within the West Berkshire Landscape Character Assessment (2019), the site is identified as falling within the Ashampstead Wooded Downland LCA (WD3). It notes that a key detractor in the area is ongoing development pressure which may lead to the suburbanisation and degradation of the distinct character of the existing rural settlements and their wider rural context. This is primarily an issue on the edges of the character area, close to the larger settlements such as Pangbourne. A 2020 Landscape Sensitivity and Capacity Assessment commented that development of the whole site would not be in keeping with the pattern of development in the local area, and that development on higher ground could have a detrimental impact on the AONB, including on development free views from the Chilterns AONB. Development on the lower eastern slopes would be less intrusive. The whole site includes an area on the open valley side above 75m AOD, which is not a characteristic location for development within Pangbourne.

The assessment recommends that in order to maintain the open upper valley side only the lower parts of the site below 70m AOD could be developed without damaging the natural beauty of the AONB. Mitigation, such as buffer planting and a lower density development, is also recommended.

**Flood risk:**

The site is within Flood Zone 1 whereby there is a low probability of fluvial flooding. A minor surface water flow path, located through the centre of the site, will need to be managed with swales/ditches through centre of the site. The site is not at risk from groundwater flooding.

**Highways / Transport:**

Further information was submitted as part of a pre-application enquiry for 40 dwellings, since the assessment under the 2023 HELAA. The comments on local highway capacity reflect the advice provided.

**Access:**

Vehicular access can be obtained via Sheffield Close, the development of circa 40 dwellings under construction to the south. There are also footway links through the site and along Pangbourne Hill.

**Local Highway Capacity:**

It is noted that the Local Highway Authority did provide views to the Reg 18 HELAA draft submission for this site (PAN8) stating that further development from Pangbourne Hill would be unacceptable due to its impact on the A340 / Pangbourne Hill junction. With further information submitted and considered this view could now be difficult to sustain. Should a planning application be submitted, it is recommended that the following be submitted in our view:

- Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided.
- A Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill

**Strategic Road Network:**

National Highways have advised that individually the site would unlikely materially impact the operation of the strategic road network.

**Heritage:**

Development on site would not lead to harm or loss of significance to any designated heritage assets or lead to harm to undesignated heritage assets. Regarding archaeological assets an evaluation undertaken on land to the south was negative, but the size of the plot justifies further work. A desk-based assessment to better understand the archaeological potential and survival is required, followed by a phased investigation if necessary.

**Education:**

(based on 84 dwellings) The site is within the catchment for Pangbourne Primary School. This scale of development would be absorbed into the catchment population. The school could not accommodate any further development than this, based on current forecasts. The travel distance is likely to incur transport costs as it is beyond the Home to School transport thresholds. The site is within the catchment for Theale Green Secondary School. The impact of development can be accommodated within the existing infrastructure.

**Environmental Health:**

Development unlikely to result in adverse impact/worsening of air quality. There is a low risk of contamination. There is a low risk of noise and vibration problems to future occupants.

**Ecology:**

Within 500m of the site are a priority habitat (as well as being within the site), priority species, European protected species, and a Site of Special Scientific Interest Impact Risk Zone. There are no ancient woodland, statutory or non-statutory sites within 500m. The site is within the Impact Risk Zone of Sulham Woods Site of Special Scientific Interest. Up to date ecological surveys will be needed to establish current site conditions and the presence of any protected species at the site.



**Minerals and Waste:**

The site is not allocated or safeguarded in the adopted Minerals and Waste Local Plan.

**Utility Services***Water supply:*

Thames Water do not envisage infrastructure concerns regarding water supply in relation to the site.

The proposed development is located in SPZ1 of Pangbourne groundwater source.

*Wastewater network:*

Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to the site.

*Electricity distribution:*

There is a network of existing HV overhead lines (OHLs) (and Pangbourne primary s/s) in close proximity of the site. It highly likely that HV network reinforcement and /or secondary substation upgrade will be required depending on the customer demand. In addition, OHLs will require diverting if works planned within immediate vicinity of line.

*Gas network:*

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

**Other:**

N/A

**Parish / Town Council:**

Pleased that all remaining sites in the HELAA are identified as being unsuitable. The Parish Council strongly believes that development of any of the sites would be to the detriment of the AONB, set a precedent for erosion of the settlement boundary and lead to further pressure on services within the village, in particular highways and parking.

**SA/SEA summary:**

The site is likely to have an overall neutral impact on sustainability. There are no significant impacts from this site. Positive sustainability impacts are identified in relation to social sustainability as the site would help to meet local housing need as well as being close to local services and facilities giving opportunities for walking and cycling. Without mitigation there are potentially negative impacts on environmental sustainability in relation to landscape character. Suitable mitigation, including a reduction in the developable area of the site, would result in an overall neutral impact. The development of the site for housing will have a neutral effect on economic sustainability. Whilst housing development contributes towards economic development in the short term through the construction of the site, it is not seen to promote key business sectors and business development in the longer term.

**Availability:**

The site is available. It is within single ownership, and the landowner wishes to see the site developed. Following grant of planning permission, the site will be sold to a housebuilder. There are no disclosed legal issues that would prevent development

**Achievability:**

No known issues.

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

Seven sites in Pangbourne were assessed through the HELAA. Six sites were assessed as 'not being developable within the next 15 years' and were not considered any further through the site selection work. The remaining site assessed as having potential, at Pangbourne Boat Club is located partly within the settlement boundary. However, the whole site is at risk of flooding, being adjacent to the River Thames.

**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 quality multi-functional GI across the District	?	There is likely to be an unknown impact on GI as it would depend on what GI would be proposed as	Policies in the plan requires consideration of GI, therefore, should the site be allocated consideration of	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			part of the development should the site be allocated.	GI provision would be required.	
<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 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 adjacent to Ancient woodland, with TPOs and a LWS on the site, it is also within a BOA	Survey work would be required with appropriate avoidance and mitigation measures.  BNG would also be required.	The site is likely to have an overall neutral impact on environmental sustainability as long as appropriate mitigation measures are provided in relation to landscape and heritage.
	5(b): To conserve and enhance the character of the landscape	0	The site is considered acceptable in landscape terms, subject to mitigation measures 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	-	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 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	Water supply infrastructure and possible wastewater	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
			as there is limited water network capacity in this area. Development would also require upgrades to the wastewater network	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	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.					

## Land at Pincents Lane, Tilehurst (TIL13)

<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.	<b>Development Potential:</b>	Approximately 138 dwellings

### Recommendation:

The site is recommended for allocation

### Justification:

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

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

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

At the time of submission, a sufficient supply of sites had been identified to last until the end of the Plan period and the site was not recommended for allocation. However, given the need for additional supply, the site has now been reconsidered and is regarded as suitable for development.

### Discussion:

#### Site description:

The site lies to the west of Tilehurst, and north east of Pincents Lane commercial area. The site is close to local services and facilities (including shops, schools and public transport links) within the urban area. The North Wessex Downs AONB lies to the north west of the site.

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

#### January 2023 HELAA conclusions:

The site is potentially suitable in part. The site is available (in multiple ownership, and one of the owners is a developer) and achievable as there are no known market, legal, cost, ownership fragmentation or delivery issues.

The site is located adjacent to the settlement boundary. 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. It is recommended that only part of the site would be suitable for development.

Allocation would be dependent on the outcome of further landscape capacity work.  
High risk of adverse nature conservation impacts. Further ecological surveys required.

**Landscape:**

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

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

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

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

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

**Flood risk:**

The site is within Flood Zone 1 whereby there is a low probability of fluvial flooding. Five surface water flow routes travel north to south through site; three are low risk, and two are medium risk. An FRA is required to assess flood risk and set out any necessary mitigation measures, including SuDS.

The site is not at risk from groundwater flooding.

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

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

**Local Highway Capacity:**

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

Subsequent transport modelling provided as part of a recent planning application (2019) demonstrated that the impact of a 165 dwelling scheme on the highway network was acceptable.

**Heritage:**

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

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

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

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

**Education:**

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

In terms of secondary provision, the impact will be just around 0.5 Form of Entry. The site straddles the two catchment areas, with the majority of the housing in the Calcots catchment area. It is likely that this scale of impact could be accommodated across the schools with expansion of existing accommodation. This will, however, depend on the need to mitigate the impact of housing and demographic growth in Theale and on the timing of the development alongside these factors.

**Environmental Health:**

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

**Ecology:**

There are Tree Preservation Orders across the site.

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

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

**Minerals and Waste:**

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

**Utility Services**

*Water supply:*

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

*Wastewater network:*



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

***Electricity distribution:***

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

***Gas network:***

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

**Other:**

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

**Parish / Town Council:**

Concern with the assessment of TIL13 as developable in part.

**SA/SEA summary:**

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

**Availability:**

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

**Achievability:**

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

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

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

## Broad location to the North of Newbury

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 any development.	Climate change measures and mitigation would be required should specific pieces of land be allocated.	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.
	9(b): To sustainably manage flood risk to people, property and the environment	0 / -	Within the broad location there is no risk from fluvial flooding, however there are areas of surface water flood risk.	Development would need to avoid the areas 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	+	Due to the scale of the broad location, any allocations that come forward are likely to be of a size to provide affordable housing.		There is likely to be a positive impact on social sustainability as allocations within the broad location 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	+	Due to the scale of the broad location, any allocations that come forward are likely to be of a size to provide a mix of housing and tenures.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The broad location is close to local services and facilities. Therefore should specific pieces of land be allocated, there is likely to be a positive impact on health and active lifestyles.		There is likely to be a positive impact on health, safety and wellbeing due to the location and opportunity for good design should land be allocated for development.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	It is unlikely that allocations that come forward within the broad location will impact on levels and fear of crime and anti-social behaviour.	Should land within the broad location 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 any development should pieces of land within the broad location be allocated.	Policies in the plan requires consideration of GI, therefore, should areas within the broad location 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 broad location is well located for services and facilities, including education and employment facilities. Should specific pieces of land be allocated, there is likely to be a positive impact on access to community facilities.		Any allocations within the broad location are 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	?	It is unknown whether there will be an impact on access to IT facilities, as whilst any allocations within the broad location would be 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	?	The impact upon road safety is unknown as development within the broad location could result in road safety concerns, but could also provide improvements.	Further transport assessment needed.	Any allocations within the broad location are likely to require mitigation measures which are 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 broad location 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	-	There there are areas of ancient woodland and Local Wildlife Sites. The River Lambourn Nutrient Neutrality Zone falls within the broad location.	Survey work and appropriate avoidance and mitigation measures would be required. Development would need to prove it would not cause harm to the River Lambourn SSSI/SAC. Biodiversity Net Gain would be required.	Any allocations within the broad location are likely to have a negative impact on environmental sustainability. Avoidance and 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	-	Allocations within parts of the broad location could have a negative impact on landscape character, especially to the prominent wooded ridge which encloses Newbury and also to the integrity of Donnington village.	Further landscape assessment needed. Avoidance and 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	-	Within the broad location there is the potential for finds associated with the second battle of Newbury. There is a Listed Building within the broad location.	Survey work and appropriate avoidance 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	?	It is unknown what the impact will be on air pollution.	Survey work and mitigation measures would be required.	It is unknown what the impact of development would be 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 broad location is close to the A339 and local businesses. It is unknown what the impact will be as this will depend upon the location of any allocations and the future occupants of the site.	Survey work and mitigation measures would be required.	
	6(c): To maintain and improve soil quality	0	Development is unlikely to impact on soil quality		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	6(d): To maintain and improve water quality	0	Development 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 broad location comprises of predominantly greenfield land.		Development within the broad location is likely to have a negative impact on sustainability as the majority of land 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 broad location is unlikely to have an impact on land use density.	The West Berkshire Density Pattern book study will be used to determine the development potential	
<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 impact will depend upon the proposals put forward within the broad location for sustainable energy use / generation.	Proposals would be able to ensure a positive impact should the areas within the broad location be allocated for development.	Development within the broad location 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	It is unlikely there will be an impact on waste generation		
	8(c): To reduce water consumption and promote reuse	-	Development within the broad location could have an impact on water supply as there is limited water network capacity in this area.  Development would also necessitate upgrades to the wastewater network.	Significant water supply infrastructure and possible wastewater upgrades would be required.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	Parts of the broad location are within a Mineral Safeguarding Area (MRA).	Consideration of the mineral resource would be required through a MRA and opportunities for prior extraction	

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
				would need to be considered.	
<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	Development within the broad location is unlikely to impact upon employment opportunities.		Development within the broad location is unlikely to impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	Development within the broad location is unlikely to impact on use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	Development within the broad location 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 broad location is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the area 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 area 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 development. A number of unknown sustainability impacts have also been identified such as transport and consideration of minerals resources. Many of these may be able to be mitigated but further work is needed to determine what would be required.					

## Broad location to the north of Newbury

<b>Spatial Area:</b>	Newbury and Thatcham	<b>Settlement:</b>	Newbury	<b>Parish:</b>	Cold Ash/Shaw cum Donnington
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<b>Site ID:</b>	Broad location to the north of Newbury	<b>Site Address:</b>	Area includes the promoted sites: CA15 - Land at Long Lane, North of Highwood Close and Shaw Cemetery SCD4 - Land north of Newbury
<b>Use(s) proposed by site promoter</b>	Residential led & mixed use	<b>Development Potential:</b>	Between approximately 650 and 800 dwellings

### Recommendation:

In accordance with the West Berkshire Strategic Vision, to identify the area as a broad location for growth where additional allocations will be identified towards the end of the plan period to meet longer term strategic needs for housing and ensure the co-ordinated delivery of major infrastructure.

### Justification:

The broad location is located to the north of the existing settlement of Newbury, and is close to local services, facilities, places of employment, and public transport nodes. Within the settlement hierarchy Newbury is identified as an Urban Area, which is the focus for the majority of development.

There are two sites being promoted for development in this area but there is insufficient evidence at this stage to enable recommend allocating either of them, either whole or in part. Further work will be needed to define where and what scale, type, mix and form of development these could deliver, enabling a lengthy lead in to identify and plan for the co-ordination of the necessary supporting infrastructure and extensive community engagement to shape their form.

CA15 - 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.

SCD4 - Access via The Connection, a private road, inhibits development of site. Highway Officers consider that a route from A339 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.

### Discussion:

#### Site description:

CA15 - 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.

SCD4 - 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.

**January 2023 HELAA conclusions:**

CA15 – 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 B4009 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.

SCD4 - 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.

**Landscape:**

The Landscape Sensitivity Study for Potential Strategic Development Sites (2009) concluded that development in some of this broad location (Area 2F of the Study) could be acceptable provided that the integrity of Donnington village can be maintained, and that the character of Shaw Farm Road can be protected. Development within Area 14B would encroach onto the wooded ridge and is not recommended. Development, within Area 11B, could be acceptable within a strong landscape framework, as it would occupy only the lower ground within the area.

CA15 - 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

SCD4 - 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:**

CA15 - 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

SCD4 – 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:**

CA15 - 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.

SCD4 – 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:**

CA15 - 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.

SCD4 – 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:**

CA15 - 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.

SCD4 – 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:**

CA15 - Low risk of noise/pollution.

SCD4 – Site is adjacent to A339 – high risk of noise and vibration and medium risk of contamination. Impacts would need to be mitigated.

#### **Ecology:**

The broad location 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.

CA15 – 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.

SCD4 – 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 are

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.

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

CA15 – No impact

SCD4 – Small areas of both parcels within Mineral Safeguarding Area. 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:*

CA15 & SCD4 - Thames Water has significant concerns regarding water supply services in relation to these sites. 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.

*Wastewater network:*

SCD4 – Thames Water has 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:*

CA15 & SCD4 - 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. This is also dependent on capacity required at the time of connection

*Gas network:* The area is not underlain by a high pressure gas transmission pipeline.

*Other:* None

#### **Parish / Town Council:**

CA15 - *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.

SCD4 – 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 broad location is likely to have an overall neutral impact on sustainability. Positive sustainability impacts are identified in relation to social sustainability as the area 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 area 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 development. A number of unknown sustainability impacts have also been identified such as transport and consideration of minerals resources. Many of these may be able to be mitigated but further work is needed to determine what would be required.

CA15 - 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.

SCD4 – 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:**

CA15 - Land in 2 ownerships and identified by promoter as immediately available.

SCD4 - Site in one ownership and confirmed as immediately available.

**Achievability:**

CA15 - 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.

SCD4 – Highway Officers consider that a route through CA15 to the B4009 would need to be provided.

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

CA15 - 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.

SCD4 – 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.

## APPENDIX 2

### **New Site Allocation Policies SA/SEA –**

- **Policy RSA XX: Land at Henwick Park, Bowling Green Road, Thatcham (CA12)** page 61
- **Policy RSA XX: Land east of Regency Park Hotel, Bowling Green Road, Thatcham (CA17)** page 65
- **Policy RSA XX: Land north of Pangbourne Hill, Pangbourne (PAN8)** page 69
- **Policy RSA XX: Land at Pincents Lane, Tilehurst (TIL13)** page 72

**Policy RSA XX: Land at Henwick Park, Bowling Green Road, Thatcham (CA12)**

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	0	The policy itself does not refer to greenhouse gas emissions of climate change	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a sequential approach to the location of development and for a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
<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	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 225 dwellings, with a mix of dwellings sizes and types.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires an area of open space to be retained as open space across the north and waste of the site.	Other policies in the plan also require GI to be considered.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
<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 policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact. Part of the site, to the north and west, is required to be retained as a landscape buffer between Thatcham and Cold Ash.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment	Other policies in the plan also require consideration of the historic environment	
<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 policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels are fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		

	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	
<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	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
<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	0	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
<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 policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	
<b>Overall Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>	
Neutral	High	Local (Thatcham)	Permanent	Long Term	

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.



**Policy RSA XX: Land east of Regency Park Hotel, Bowling Green Road, Thatcham (CA17)**

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	0	The policy itself does not refer to greenhouse gas emissions of climate change	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a sequential approach to the location of development and for a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
<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	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 45 dwellings, with a mix of dwellings sizes and types.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires an area of open space to be retained as open space across the north and waste of the site.	Other policies in the plan also require GI to be considered.	

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	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
<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 policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact. Part of the site, to the north, is required to be retained as a landscape buffer between Thatcham and Cold Ash.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on heritage.	Other policies in the plan requires consideration of heritage	
<b>6: To protect and improve air, water and soil</b>	6(a): To reduce air pollution	0	The policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental

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(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels are fully considered.	sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	
<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	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
<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	0	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy includes a requirement for consideration of mineral safeguarding as the site is within an MSA		
<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 policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	new homes will help to support the economy in an indirect way.
<b>Overall Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>	
Neutral	High	Local (Thatcham)	Permanent	Long Term	
<p>The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities include employment opportunities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.</p>					

**Policy RSA XX: Land north of Pangbourne Hill, Pangbourne (PAN8)**

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	0	The policy itself does not refer to greenhouse gas emissions of climate change	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
<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	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 25 dwellings, with a mix of dwellings sizes and types.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan also require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires development is limited to the eastern part of the site.	Other policies in the plan also require GI to be considered.	
<b>3: To improve accessibility to community infrastructure</b>	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will help to improve access to community facilities.	The policy is likely to have a neutral impact on all elements of sustainability. Other policies in the plan

	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	will result in a positive impact on social sustainability in relation to provision of IT facilities.
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	+	The policy specifics access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan require consideration of walking, cycling and use of public transport.	
<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 policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment potential on the site.	Other policies in the plan requires consideration of the historic environment	
<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 policy is unlikely to impact on air pollution	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	0	The policy is unlikely to impact on noise levels	Other policies in the plan will ensure that noise levels is fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	

<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	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site in the AONB.		
<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	0	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The policy is unlikely to impact on consumption of minerals.		
<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 policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	
<b>Overall Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>	
Neutral	High	Local (Pangbourne)	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity and landscape character. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.					

**Policy RSA XX: Land at Pincents Lane, Tilehurst (TIL13)**

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	0	The policy itself does not refer to greenhouse gas emissions of climate change	The plan also includes specific climate change policies which will be required to be considered.	The policy will have an overall positive impact on all elements of sustainability in relation to climate change.
	9(b): To sustainably manage flood risk to people, property and the environment	+	The policy requires a flood risk assessment and necessary mitigation measures to be provided.	The plan also includes a specific flood risk policy which will be required to be considered.	
<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	0	The policy itself does not refer to affordable housing.	Other policies in the plan require 40% affordable housing on all new sites, therefore, there will be an overall positive impact on affordable housing	The policy will have a positive impact on social sustainability due to the provision of additional housing to meet local needs. The policy will be supported by other policies in the plan to ensure a positive sustainability impact.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	+	The policy requires provision of approximately 138 dwellings, with a mix of dwellings sizes and types, including an element of specialised housing and custom and self-build units.		
<b>2: To improve health, safety and wellbeing and reduce inequalities</b>	2(a): To support healthy, active lifestyles	+	The policy requires walking and cycling links within the site and to existing routes.	Other policies in the plan require consideration of walking / cycling and other opportunities or healthy, active lifestyles.	The policy will have a positive impact on social and environmental, when taking into account the other policies in the plan, through promotion of walking and cycling and provision of GI.
	2(b): To reduce levels and fear of crime and anti-social behaviour	+	Good design as required by the policy should ensure levels and fear of crime and anti-social behaviour are minimised		
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	+	The policy requires provision of community parkland to be provided.	Other policies in the plan also require GI to be considered.	
<b>3: To improve accessibility to</b>	3(a): To improve access to education, health and other services	0	The policy will not directly impact on access to community facilities	Development of sites in sustainable locations will	The policy is likely to have a neutral impact on all elements of sustainability.



<b>community infrastructure</b>				help to improve access to community facilities.	Other policies in the plan will result in a positive impact on social sustainability in relation to provision of IT facilities.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The policy will not impact on access to IT facilities.	Other policies in the plan require improving access to IT facilities.	
<b>4: To promote and maximise opportunities for all forms of safe and sustainable travel.</b>	4(a): To reduce accidents and improve safety	+	The policy specifies access arrangements to ensure safe entry/exit from the site.		The policy, in combination with other policies in the plan, will have a positive impact on economic and social sustainability through ensuring safe access and opportunities for walking, cycling and public transport.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The policy sets out requirements for internal walking and cycle routes which link into the existing network.	Other policies in the plan also require consideration of walking, cycling and use of public transport.	
<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 policy requires consideration of biodiversity through survey work, appropriate avoidance and mitigation measures.	Other policies in the plan also require consideration of biodiversity (net gain) and geodiversity	The policy is likely to have a positive impact on environmental sustainability. The policy will also be supported by other policies in the plan to ensure a positive sustainability impact.
	5(b): To conserve and enhance the character of the landscape	+	The policy requires consideration of the landscape and visual impact of proposals, with appropriate mitigation and design to be considered to ensure a positive impact.	Other policies in the plan also require consideration of landscape character	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	+	The policy requires consideration of the historic environment potential on the site.	Other policies in the plan also require consideration of the historic environment	
<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 policy requires consideration of air quality as the site is close to the M4.	Other policies in the plan will ensure that air quality is fully considered.	The policy is likely to have a positive impact on environmental sustainability as a result of other plan policy requirements to consider air, water, soil and noise.
	6(b): To manage noise levels	?	The policy requires consideration of noise as the site is close to the M4.	Other policies in the plan will ensure that noise levels are fully considered.	
	6(c): To maintain and improve soil quality	0	The policy is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The policy is unlikely to impact on water quality.	Other policies in the plan will ensure that water quality is fully considered.	

<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	0	The policy will not impact on the use of PDL		The site is likely to have a positive impact on social sustainability by making the best and most efficient use of the site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	+	The number of dwellings proposed on the site takes into account the location and setting of the site.		
<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	0	The policy is unlikely to impact on energy use.	Policy SP5 of the plan also requires consideration of sustainable / renewable energy	The site is likely to have a neutral impact on environmental and economic sustainability through the promotion of renewable technologies.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The policy itself is unlikely to impact on waste generation		
	8(c): To reduce water consumption and promote reuse	0	The policy is unlikely to impact on water consumption		
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	+	The policy requires development to be informed by the Minerals Resource Assessment already undertaken for the site.		
<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 policy is unlikely to impact on employment opportunities.		The site is likely to have a neutral impact on economic sustainability as it does not deliver economic development. However, the provision of new homes will help to support the economy in an indirect way.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The policy is unlikely to impact on employment land		
	10(c): To support the viability and vitality of town and village centres	0	The policy will not directly impact on the viability and vitality of town and village centres	The provision of new homes will indirectly help to support the viability and vitality of town and village centres.	
<b>Overall Effect:</b>	<b>Likelihood:</b>	<b>Scale:</b>	<b>Duration:</b>	<b>Timing:</b>	
Neutral	High	Local (EUA)	Permanent	Long Term	
The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to all types of sustainability - social sustainability as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to protect and enhance biodiversity, landscape character and the historic environment. Economic sustainability will benefit from new development in a sustainable location where there is good access to services and facilities. No negative sustainability impacts have been identified. Other policies in the plan will ensure that overall there is a positive impact on all elements of sustainability.					

