

Appendix 4 Detailed Sustainability Appraisal of Draft Policies

SP1: Spatial Strategy

Options: The revised spatial strategy needs to set out the approach for the next 15 years from plan adoption and proposes three spatial areas with a higher proportion of development proposed within the Newbury and Thatcham area than in the current Core Strategy. The proposed revised policy also includes guidance on density which is more detailed than that currently contained within CS4.

The alternative option assessed is to continue the distribution set out in ADPP1 – 6 of the Core Strategy.

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP1 (i)	Revised policy	++		+			+		+		+			0				++		0				+		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		++	++	+	+	+	++	+	0	+	+	++	+	+	0	0	0	++	++	0	0	0	0	0	+	+	++	++	++
SP1 (ii)	Continue current distribution of development (ADPP1 – 6)	+		+			+		+		+			0				+		0				+		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	+	0	0	0	0	0	+	+	++	++	++

Commentary on effect

SP1 (i): Revised policy

The revised policy SP1 combines the current ADPP policies, with the exception of that for the North Wessex Downs AONB which is assessed separately. The settlement hierarchy, currently set out in ADPP1, is now proposed to be the subject of a separate policy, SP3, and is also assessed separately. These are essentially changes to enable further detail and clarification of policies.

The revised spatial strategy policy proposes to focus a higher proportion of development within the Newbury and Thatcham area than in the Core Strategy. Other spatial areas are more constrained and therefore not proposed to take strategic scale development. Thatcham was previously allocated only modest development in the Core Strategy and Housing Site Allocations DPD but it is proposed that the town becomes the focus for significant development in the plan period to 2037 with the allocation of a strategic site at North East Thatcham. This focus means the option scores significantly positive on the objective on delivering housing (1). Other significant positive effects are demonstrated for objectives relating to efficiency of land use (7), with greater specification in the policy regarding density, and to supporting a strong, diverse and sustainable economic base (10). A strategy focussed on the existing settlement pattern will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other positive effects relate to the objectives of improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New development in sustainable locations will not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Similarly positive effects are assessed for objectives of maximising opportunities for safe and sustainable travel (4), of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) and of reducing emissions contributing to climate change (9).

Focus on the more sustainable settlements and on use of previously developed land within settlement boundaries, with limited additional growth proposed in the North Wessex Downs AONB all have positive sustainability effects. No negative effects are identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to focus an increased proportion on development in the Newbury and Thatcham area, where there are significant opportunities for brownfield development and for greenfield urban extensions would have significant sustainability effects with no negative effects identified.		

SP1 (ii): Continue current policy

The ADPP policies in the Core Strategy proposed some 60% of the total requirement for the period 2006 -26 in the Newbury and Thatcham area, with approximately 21% in the Eastern area and East Kennet Valley and 19% in the AONB. The alternative to continue with the current policy therefore assumes this approximate distribution would be carried forward to the plan period to 2037. The appraisal demonstrates generally positive effects on the objective on delivering housing (1,) of improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New development in sustainable locations will not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Similarly positive effects are assessed for objectives of maximising opportunities for safe and sustainable travel (4), of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) of efficiency of land use (7) and of reducing emissions contributing to climate change (9). There are significant positive effects on the objective of supporting a strong, diverse and sustainable economic base (10). A strategy focussed on the existing settlement pattern will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. No negative effects are identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	Continuation of the Core Strategy distribution would have mainly positive effects with no negative impacts identified.		

Summary and conclusion:

The revised policy essentially continues the strategy set out in the Core Strategy with a focus on the existing settlement pattern and emphasis on the place-based approach of considering development in the different spatial areas of the district, but with an increased focus for development in the Newbury and Thatcham area. The revised policy, with the former Eastern Area and East Kennet Valley combined into a new Eastern Area provides more flexibility in spatial planning terms as the former, significantly smaller and constrained Eastern Area would become more difficult to plan for as a separate area. This subdivision of the District into 3 rather than 4 spatial areas does not, however, have any significant sustainability impacts.

The revised spatial strategy needs to set out the approach for the next 15 years from plan adoption and the most fundamental proposal is to focus a higher proportion of development within the Newbury and Thatcham area. Other spatial areas are more constrained and have more limited potential for development on brownfield land or for significant greenfield urban extensions. Thatcham was previously allocated only modest development in the Core Strategy and Housing Site Allocations DPD but it is proposed that the town becomes the focus for significant development in the plan period to 2037 with the allocation of a strategic site at North East Thatcham. Compared to the option of continuing the current distribution, this has significant positive sustainability effects in enabling provision of a variety of housing tenures and types in a sustainable location and in supporting the viability and vitality of town centres. The relatively modest amount of growth proposed in the AONB also leads to a more positive

effect on the objective of ensuring that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced. The revised policy is the preferred option.

Avoidance][Mitigation][Offsetting][Enhancement]: No negative effects requiring mitigation have been identified.

SP2: North Wessex Downs AONB

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP2 (i)	New policy	++		++			+		+		++			+				++		0				++		++		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	+	++	+	0	0	+	++	++	++	+	0	0	+	+	+	+	0	0	0	+	+	+	+	+
SP2 (ii)	No policy	+		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	0	+	0	+	+	0	0	+	+	+	+	+	0	0	+	+	+	0	0	0	0	+	+	0	+	+

Commentary on effect:

SP2 (i): New policy

The appraisal affirms the benefits of having a specific policy which conserves and enhances the local distinctiveness of the North Wessex Downs AONB. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the provision of housing (1), the health and wellbeing of the new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5), the efficiency of land use (7), responding to climate change (9) and support of a sustainable economic base (10). It is also positive in accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4) and the protection of soil water and air and against noise (6). Its only neutral effect is on the management and use of natural resources (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting the majority of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term conservation and enhancement of the local distinctiveness of the AONB.		

SP2 (ii): No policy

A no policy approach would mean relying on national guidance and other Local Plan policies such as LPR1 Spatial Strategy and LPR3 Settlement hierarchy. The appraisal recognises that this would be a positive approach for most of the objectives, with only the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term

	Cumulative/Compound:	Together the effects from using national guidance and other Local Plan policies are positive but the lack of specificity places at more at risk the realisation of achieving landscape led development that truly conserves and enhances the local distinctiveness of the AONB.
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Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. Having no policy on the AONB would mean relying on national guidance and other policies in the Local Plan. Whilst the appraisal shows that these would generally have a positive effect, it also shows that they would not provide the significantly positive effects identified by having a specific policy. Including a policy which sets out the Council's overall approach to development in the AONB is the preferred option.

SP3: Settlement Hierarchy

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
SP3 (i)	Revised policy with greater specification	++		0			++		++		0			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	++	+	0	0	++	0	0	++	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+
SP3 (ii)	Continue current policy	+		0			+		+		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	C	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	+	0	0	+	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+

Commentary on effect:

SP3 (i): Revised policy with greater specification

The appraisal affirms that that the policy would have a significantly positive effect in terms of maximising the provision of housing in the most sustainable locations of the District (1) in terms of ensuring an equitable distribution of housing in the most sustainable locations, including housing for different sectors of the community. The policy would have a significantly positive effect in terms of improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4), by ensuring that development is located within settlements according to the level of services and opportunities for employment, community and education, and the accessibility and frequency of public transport and destination choice. The policy would also have a positive effect in terms of promoting and improving the efficiency of land use (7) in terms of focusing housing and economic development within the urban areas through regeneration and change, as well as encouraging infill, changes of use and other development within the settlement boundary. In addition, the policy would have a significantly positive effect in terms of supporting a strong, diverse and sustainable economic base (10) through the redevelopment of previously developed land, and the scale of development supports the vitality and viability of town and village centres. The policy would have a neutral effect in terms of improving health, safety and wellbeing (2), conserving and enhancing the natural, built and historic environment (5), and protecting and improving air, water and soil quality (6), reducing consumption and managing the use of natural resources (8), and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively, the policy is considered to have a positive effect with no negative effects, with significantly positive effects in terms of maximising the provision of housing and supporting a strong and sustainable economy.		

SP3 (ii): Continue current policy

The appraisal indicates that the policy has a positive effect in terms of maximising housing provision (1). The policy does not, however, specifically identify the scale and type of development which would be appropriate to the scale and function of the settlement in sustainability terms. The policy has a positive effect in terms of improving access to community infrastructure (3) and promoting opportunities for safe and sustainable travel (4), in terms of restricting development where there is a lack of sufficient

supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited. The policy also has a positive effect on the efficiency of land use recognising the main urban areas as the focus for most development. The policy would have a neutral effect on the natural, built and historic environment (5), as it seeks to limit development within the smaller villages by infill and generally seeks development to the character and surroundings. Furthermore, the policy also has a positive effect on supporting a strong, diverse and sustainable economic base (10) in terms of promoting intensive employment generating uses to town centre areas.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Medium to Long Term
	Cumulative/Compound:			

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set out a high level, and whilst recognises the role and function of different settlements does not identify the scale and form of development which could be accommodated. As such, it does not ensure an equitable distribution of housing in the most sustainable locations, in terms of accessibility to community infrastructure and sustainable forms of travel. There is therefore a lack of clarity as to what scale or form of development may be appropriate to the settlement, and its character and surroundings which is left to the decision-maker to determine.

The revised policy provides greater specification and is the preferred option.

SP4: Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP4 (i)	Revised policy	0		++			0		0		+			0				0		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	++	0	++	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP4 (ii)	Continue current policy	0		+			0		0		0			0				0		0				0		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	+	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SP4 (i): Revised policy

The policy is primarily concerned with public safety and the restriction of non-compatible land uses around the two licenced nuclear facilities in the district. The removal of the middle consultation zone together with detailed maps in the supporting text provides greater clarity. The proposed policy provides a significantly positive benefit with regards health, safety and residents. The provision of the DEPZ indirectly results in a greater green lung around AWE B and also protects the two establishments enabling them to continue to function.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	National	?	Long term
	Cumulative/Compound:			

CS8 (ii): Continue current policy

A continuation of the existing policy would continue to see an area of restraint around AWE A and AWE B but they would not be based on the latest information and therefore likely to result in increased planning applications and appeals. It would almost certainly need to be reviewed following publication of any new DEPZ or changes to the Off Site Emergency Plan.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	National	Temp	Short
	Cumulative/Compound:			

Summary and conclusion:

The two nuclear licenced facilities in West Berkshire do pose a potential, albeit remote possibility of harm to public health and for this reason they warrant their own policy to restrict development in the area most likely to be impacted. However, such a policy not only helps to protect residents from health impacts it also helps support a strong diverse economic base and indirectly improve the biodiversity of the area.

SP5: Responding to Climate Change

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP5 (i)	New policy	0		++			0		+		++			+				0		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	C	a	b	c	d	a	b	a	b	c	d	a	b	a	b	C
		0	0	0	0	++	0	+	0	+	++	+	++	+	0	0	+	0	0	0	+	+	0	++	+	0	+	+
SP5 (ii)	No policy	0		+			0		0		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	B	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0

Commentary on effect:

SP5 (i): New policy

The appraisal indicates that the policy would have a significantly positive effect on improving health and wellbeing (2) in terms of the provision of green/blue infrastructure and open spaces in the layout of new development to provide cooling and shading. It would also have a significantly positive effect on the character and distinctiveness of the natural, built and historic environment (5) by ensuring the integrity of the historic environment is maintained, and that new development contributes towards wildlife habitat and species conservation. Furthermore, the policy would have a significantly positive effect in terms of the reduction of climate change emissions and reducing waste consumption (9) by promoting the provision of renewable, low and zero carbon energy for its own use and/or local distribution networks and the reduction of waste.

The policy would have a positive effect in terms of maximising safe and sustainable travel by requiring the provision for sustainable forms of vehicular and personal transport (4). The policy would also have a positive effect on improving on air, water and soil quality (6) in terms of reducing emissions from the private car and conserving the quality of the water environment. In addition, there would be a positive effect on the reduction of waste consumption (8) in terms of waste reduction and the provision of recycling during construction and occupation. And finally, a positive effect in terms of supporting a strong, diverse and sustainable economic base (10) in terms of supporting sustainable economic growth and attracting businesses and inward investment to the district.

The policy would otherwise have a neutral effect in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), and promoting and improving the efficiency of land use (7).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Medium to Long Term
	Cumulative/Compound:	Overall, the policy would have a positive effect against a number of sustainability objectives, particularly in terms of reducing climate change emissions and reducing waste consumption.		

SP5 (ii): No policy

The appraisal indicates the policies on climate change within the NPPF would have a positive effect in terms of setting out that green infrastructure should be planned as part of new development to address increased vulnerability to climate change (2). It also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5) in terms of requiring plans to take into account the long-term implications of biodiversity and landscapes, although it does not identify as a heritage assets as a relevant consideration. It would also have a positive effect in terms of reducing emissions contributing to climate change (9) by recognising that the location of new development can reduce greenhouse gas emissions. However, the policies also do not specifically identify development requirements to address these considerations.

The NPPF climate change policies would otherwise have a neutral effect in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), and supporting a safe and sustainable economy (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Medium to Long Term
	Cumulative/Compound:			

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The NPPF identifies a number of considerations which should be taken into account in the long-term implications for mitigating and adapting to climate change. However, significantly, it does not identify specific developer requirements to climate change in practical terms. The climate change policies are also relatively narrow in scope and do not recognise the role of sustainable travel, waste reduction and recycling. The NPPF climate change policies also do not recognise the potential to maintain the integrity of the historic environment and improve the energy performance of heritage assets.

The revised policy provides greater specification and is the preferred option.

SP6: Flood risk

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
LPR6 (i)	Revised policy with greater specification	0		+			0		0		+			+				0		0				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	+	0	0	0	+	+	0	0	0	0	+	0	+	++	0	0	0
LPR6 (ii)	Continue current policy	0		0			0		0		0			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	+	0	0	++	0	0	0

Commentary on effect:

SP6 (i): Revised policy with greater specification

Overall, the effect of the policy is neutral.

The revised policy seeks to ensure that new development is appropriately flood resilient and resistant through the implementation of appropriate mitigation measures and construction methods to reduce the risk of future flooding. New development should incorporate Sustainable Drainage Systems (SuDS) in accordance with the West Berkshire SuDS Supplementary Planning Document (SPD) and with national standards which aim to mimic more natural drainage processes and remove pollutants from surface water run-off. As the policy directly seeks to minimise the risk of flooding and the potential for water bodies to be polluted, a significant positive effect is expected in relation to SA objectives 9a and b.

By supporting the incorporation of multifunctional sustainable drainage measures at new developments, the revised policy could also provide a range of associated benefits. The SuDS SPD seeks techniques that not only drain the site, but provide other benefits such as improving water quality, resilience to climate change, public amenity, green infrastructure, and biodiversity. This has the consequence of the policy having positive effects in respect of objectives 2a and c, 5a and b, 6c and d, and 8c.

The revised policy now includes a requirement for all new development to take advantage of the opportunity presented to improve and enhance the river environment and contribute to biodiversity requirements. This results in a positive effect against objective 5a.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:	No negative effects are identified in the appraisal, and there is a significantly positive effect of on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity, green infrastructure, supporting healthy active lifestyles, conserving/enhancing the landscape, improving soil and water quality, and reducing greenhouse gas emissions.		

SP6 (ii): Continue current policy

Most of the effects are assessed as neutral. The policy seeks to ensure that new development is appropriately flood resilient and resistant through the implementation of appropriate mitigation measures and construction methods to reduce the risk of future flooding. New development is required to incorporate SuDS in accordance with National Standards which aim to mimic more natural drainage processes and remove pollutants from surface run off. By supporting the incorporation of multifunctional sustainable drainage measures at new developments, the policy could also provide a range of associated benefits. SuDS schemes may comprise techniques such as green roofs or the protection of wetlands or ponds; therefore, positive effects can be expected in relation to green infrastructure and biodiversity (objectives 2c and 5a).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:	No negative effects are identified in the appraisal, and there is a significantly positive effect of on the reduction of flood risk and subsequent quality of life for residents and the environment in the future. There are positive effects for biodiversity and green infrastructure.		

Summary and conclusion:

Both policies are considered to have an overall neutral effect on sustainability for the Local Plan. Although the revised and existing policy have a significant positive effect in relation to minimising flooding, the revised policy results in additional positive effects due to the reference to the SuDS SPD and the requirement for development to improve and enhance the river environment and contribute to biodiversity. The revised policy is therefore the preferred option.

Mitigation: no negative effects requiring mitigation have been identified in either alternative.

SP7: Design Principles

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP7 (i)	Revised policy with greater specification	+		++			+		+		++			+				++		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	++	++	+	+	0	+	++	++	++	+	+	+	+	+	+	+	+	+	0	+	+	+	+	+
SP7 (ii)	Continue current policy	+		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	0	+	+	+	+	0	0	+	+	+	+	+	0	0	+	+	+	0	0	0	0	+	+	0	+	+

Commentary on effect:

SP7 (i): Revised policy with greater specification

The appraisal affirms the benefits of having a specific policy which strengthens a sense of place through high quality, locally distinctive place shaping. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5), the efficiency of land use (7) and responding to climate change (9). It is also positive in the provision of housing (1), accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4) and the protection of soil water and air and against noise (6), the management and use of natural resources (8) and support of a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting all of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term impacts of locally distinctive place shaping.		

SP7 (ii): Continue current policy

The appraisal endorses the benefits to be provided from the current policy, acknowledging that this would be a positive way forward for most of the objectives, with only the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term

	Cumulative/Compound:	Together the effects from the policy are positive but the generality of the policy in relation to some issues places at more at risk the realisation of achieving a locally distinctive landscape led development at the application stage.
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Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. Both would be a positive approach although the revised policy would be significantly more positive. The appraisal shows that although the current policy works well, it does lack clarity in certain areas. The revised policy for design principles provides greater specification and is the preferred option.

SP8: Landscape Character

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP8 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	+	0	0	0	0	+	++	++	+	0	0	0	0	0	0	0	0	+	+	0	0	+
SP8 (ii)	Continue current policy	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	+	0	0	0	0	+	++	++	+	0	0	0	0	0	0	0	0	+	+	0	0	+

Commentary on effect:

SP8 (i): Revised policy with greater specification

The appraisal affirms the benefits to be provided from landscape led development, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2) and responding to climate change (9). The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	In positively effecting the several of the objectives and a neutral effect on the rest, with no negative effects noted from the appraisal, together there is a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

SP8 (ii): Continue current policy

The appraisal endorses the benefits to be provided from acknowledging the interdependence between landscape character and the historic environment with a high likelihood of it having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2) and responding to climate change (9). Although these benefits are not explicit in the policy, the conservation and enhancement of the landscape character and historic environment is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest. The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and

sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from the policy are positive but the generality of the policy in relation to both landscape character and historic environment places at more at risk the realisation of achieving a landscape led development that truly enhances its local surroundings at the application stage.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and by acknowledging the interdependence between landscape character and the historic environment, clearly reflects the distinctive characteristics of West Berkshire and has worked well. Although a strategic policy, this approach means that the policy lacks detail and does not specify the information that applicants should provide in preparing proposals. Thus it relies more on the willingness of parties to achieve the best outcomes at the application stage. By recognising the interdependence but having separate policies for each subject, it means that more focus can be given to each. The revised policy for landscape character provides that greater specification and is the preferred option.

SP9: Historic Environment

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
SP9 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP9 (ii)	Continue current policy	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

SP9 (i): Revised policy with greater specification

The appraisal affirms the benefits to be provided from a specific policy on the historic environment, showing it will have a significantly positive effect on the sustainability of development in both the short and longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2). The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8), responding to climate change (9) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	In positively effecting some of the objectives, with most neutral and with no negative effects noted from the appraisal, together there is a predominantly neutral effect on the quality of life for residents and the environment long into the future.		

SP9 (ii): Continue current policy

The appraisal endorses the benefits to be provided from acknowledging the interdependence between landscape character and the historic environment with a high likelihood of it having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to conserving and enhancing the character of the natural and historic environment (5). It also highlights the positive effect on health, wellbeing and reducing inequalities (2). Although these benefits are not explicit in the policy, the conservation and enhancement of the landscape character and historic environment is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest. The appraisal marks the policy effects on enabling the provision of housing (1), improving access to community infrastructure (3), promoting safe and sustainable travel choices (4), protecting soil, water

and air and minimising noise (6), the efficiency of land use (7), the efficient use of natural resources (8), responding to climate change (9) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from the policy are predominantly neutral but the generality of the policy in relation to both landscape character and historic environment places at more at risk the realisation of achieving a landscape led development that truly enhances its local surroundings at the application stage.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and, by acknowledging the interdependence between the historic environment and landscape character, clearly reflects the distinctive characteristics of West Berkshire and has worked well. Although a strategic policy, this approach means that the policy lacks detail and does not specify the information that applicants should provide in preparing proposals. Thus it relies more on the willingness of parties to achieve the best outcomes at the application stage. By recognising the interdependence but having separate policies for each subject, it means that more focus can be given to each. The revised policy for the historic environment provides that greater specification and is the preferred option.

SP10: Green Infrastructure

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP10(i)	Revised policy with greater specification	+		++			+		++		++			++				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	+	++	++	0	++	++	++	++	++	++	++	++	0	++	0	0					+	+	0	0
SP10 (ii)	Continue current policy	0		+			+		++		+			+				0		+				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	++	+	0	+	++	++	+	+	++	++	0	+	0	0	+	0	+	0	+	+	0	0	0

Commentary on effect:

SP10 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing high quality Green Infrastructure (GI) integrated conceptually and practically and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the GI contribution towards promoting safe and sustainable travel choices (4), protecting landscape character and distinctiveness and providing for wildlife (5) and in helping the district to tackle climate change. Policy is also strong in its support for the health and wellbeing of the new residents (2) but its effect on levels of crime and bad behaviours needs to be tempered by the risk of poorly designed GI prohibiting some function and enjoyment. The protection of soil water and air and against noise (6) is significantly positive overall also but GI can only have a limited effect on soil quality with the context of new development. The policy has a positive effect on the provision of housing (1) not so much on absolute numbers but in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much domestic space, and also those residents who are elderly or have special needs. Accessibility to community infrastructure (3) is positively affected by the policy in that it will support the use of green routes for commuting and linking parts of the urban areas and create access to the countryside, but it is not designed specifically to enable IT technologies though these may use GI if designed sensitively. The policy has a largely positive effect on the management and use of natural resources (8) particularly by helping reduce energy use. However the policy can only be neutral in its effects on the use of minerals and waste. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral. Arguably, the provision of GI is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively effecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment long into the future.		

SP10 (ii): Continue current policy

The appraisal endorses the multi-functional benefits to be derived from providing high quality Green Infrastructure (GI) and with a high likelihood of having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to the GI contribution towards promoting safe and sustainable travel choices (4). As regards the objectives covering health, wellbeing and reducing inequalities (2), improving access to community infrastructure (3), protecting the character of the natural and historic environment (5), protecting soil, water and air and minimising noise (6), efficient use of natural resources (8) and responding to climate change are assessed as helping to achieve the objectives but the benefits of GI are implied in policy CS17 of the Core Strategy and not expressed in sufficient detail to drive quality provision. For example, the policies underplay the value of GI in significantly contributing to the needs of different users and the tackling of climate change which is only mentioned in the supporting text. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral. As for the previous option, arguably the provision of GI is part of the efficient use of land for its positive effects on health and wellbeing and similarly its provision should create a more attractive place to live, work and invest.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of high quality GI at the application stage.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level in which the effects on sustainability of providing GI in new development is implied. It does not specify the range of functions that applicants should address in preparing proposals and the consideration of the different types of users proposal could potentially benefit. Thus it relies a great deal on the negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can strengthened still further by supplementary information on local standards and the priority locations for different types of GI that develop the network into a coherent whole through an audit of existing GI and the development of a GI Strategy.

SP11: Biodiversity and Geodiversity

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																																
		1		2			3		4		5			6				7		8				9		10								
SP11 (i)	Revised policy + eg with greater specification	0		0			+		0		++			+				+		0				+		0								
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c						
		0	0	0	0	+	+	0	0	0	0	++	++	0	0	0	+	+	0	+	0	0	0	0	0	0	0	0	+	0	0	0	+	0
SP11 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0								
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c						
		0	0	0	0	+	0	0	0	0	+	+	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	

Commentary on effect:

SP11 (i): Revised policy with greater specification

The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of seeking to secure improvements and enhancements to designated sites and habitats. It specifically seeks to minimise the fragmentation and maximise opportunities for restoration, enhancements and connection of natural habitats, including landscapes of major importance for wild flora and fauna which provide linear features for wild species.

The policy would have a positive effect on the accessibility of community infrastructure (3) in terms of improving biodiversity's permeability with wider green infrastructure. It would also have a positive effect in terms of protecting and improving air, water and soil quality (6), in terms of conserving the richness and diversity of underlying geology and soils, as well as recognising that the three Special Areas of Conservation (SAC) in the District are sensitive to surface and groundwater quality. It would also have a positive effect on promoting the efficiency of land use (7) according to location and setting by ensuring that buffer zones are incorporated between development and designated sites. Finally, the policy would have a positive effect on ensuring adaptation measures are in place to respond to climate change (9), in terms of requiring development to incorporate conservation features that will help wildlife to adopt to climate change.

The policy would otherwise have a neutral effect in terms of maximising housing provision (1), promoting and maximising safe and sustainable travel (4), and reducing consumption and waste of natural resources (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Short to Long term
	Cumulative/Compound:	Considered cumulatively the policy has an overall neutral effect, but would have a significantly positive effect on the natural, built and historic environment, and positive effects on accessibility to community infrastructure, protecting and improving water and soil quality and ensuring adaptation measures are in place to respond to climate change.		

SP11 (ii): Continue current policy

The policy has a positive effect on the natural, built and historic environment (5) in terms of affording harm to the site or species according to its international or national importance. It also seeks to protect the integrity of continuity of landscape features of importance for flora and fauna and is largely restrictive in nature. The policy is focused on the conservation and enhancement of designated sites and habitats and does not recognise the opportunities for development to make in terms of seeking to restore and make connections between habitats.

The policy has a neutral effect on the following objectives: maximising housing provision (1); improving health and wellbeing (2); improving accessibility to community infrastructure (3); opportunities for safe and sustainable travel (4); air, quality and soil quality (6); efficiency of land use (7); waste consumption (8); climate change (9); and a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Short to Long term
	Cumulative/Compound:	The policy has a predominantly neutral effect, but positive effects are identified on the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy identifies that there is a clear hierarchy of local, national and international important sites and habitats is largely restrictive in nature and does not take a holistic view of the opportunities for restoration, enhancement and connection of habitats. Although in the case of the former, the role of linkages between natural habitats and the need to protect them are acknowledged. Whilst seeking to maximise biodiversity net gain in new developments, the policy does not, however, set a specific target for biodiversity net gain, and it is therefore for the decision-maker to negotiate on a case-by-case basis. For example, it does not identify specific on-site requirements such as the incorporation of buffer zones or require the retention and enhancement of conservation features.

Both policies do however, recognised indirect effects on improving health and wellbeing (2) and supporting a strong and sustainable economy (10) by fostering a sense of beauty and sense of place to attract businesses and inward investment.

SP12: Housing Delivery

Options: Options assess alternative levels of growth, with the current local housing need as the minimum level. A revised policy is required to replace CS1 of the Core Strategy as this existing policy covers the period 2006 to 2026 and the LPR needs to cover a 15 year period from adoption. Locational aspects of housing growth are covered in other policies and assessed separately

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1			2			3		4		5			6				7		8				9		10		
SP12(i)	Baseline need – 2020 Local Housing Need (LHN) (513dpa)	+			+			+		0		0			0				0		0				0		+		
		a	b	c	a	b	c	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		0	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	+	+
SP12 (ii)	Boosting supply - (Range 520 – 575 dpa)	+			+			+		0		0			0				0		0				0		++		
		a	b	c	a	b	c	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		+	+	+	+	+	+	+	+	0	0	0	0	0	0	0	0	0	-	0	0	0	-	0	0	0	++	++	++
SP12 (iii)	Significantly boosting supply (692 dpa)	++			+			+		0		-			-				-		-				0		++		
		a	b	c	a	b	c	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		++	+	+	+	+	+	+	+	0	0	0	-	-	-	0	-	0	--	-	0	0	--	-	0	0	++	++	++

Commentary on effect:

SP12 (i): Baseline need: Option to deliver at least the 2020 local house need calculated according to the government's standard method (513 dpa)

Application of the government's standard method results in a housing need slightly below the annual requirement in the current Core Strategy Policy CS1. The appraisal demonstrates generally positive effects. This option would enable provision of housing to meet identified needs (1) and so scores positively overall, but it does not boost supply over and above current development plan requirements and is therefore not seen as maximising the provision of affordable housing. The effects on health and well-being (2) and on accessibility to community infrastructure (3) are positive as new housing to meet assessed need not only provides much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. On the objective of maximising opportunities for safe and sustainable travel (4) the effect is considered to be neutral. Though new developments will be designed to increase opportunities for sustainable travel choices there may be potential impacts on the road network which will require mitigation. On the objective of conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5) the effect is again considered neutral. The level of housebuilding would need to continue at approximately current levels. As a significant number of allocations from the Core Strategy and Housing Site Allocations

DPD remain to be completed or developed, requirements for new allocations on greenfield land would be relatively limited, meaning little additional impact on the character of the landscape and on the existing settlement pattern and character. Similarly the effects on the objective of protecting and improving air, water and soil quality and minimising noise levels (6) would be neutral. The option scores neutral to positive on the objective of promoting and improving the efficiency of land use (7). Though all potential options for the housing requirement would require land to be used efficiently, the lower the housing requirement the more that it can be met using brownfield land and by limiting new allocations on greenfield land. On objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change, the option is considered to have neutral effects. This level of housing growth will lead to a positive effect on supporting a strong, diverse and sustainable economic base (10) as increased housing provision will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver housing to meet the current LHN would result in positive effects with no negative impacts identified. In respect of the primary objective for this policy however, the effects are not entirely positive as the housing supply would not be boosted above current levels and could therefore limit the potential for delivering housing to meet all sectors of society, particularly those in need of affordable housing.		

SP12 (ii): Boosting supply: Option to deliver above the current local housing need with a recommended range of between 520 dpa (the 2019 LHN) and 575 dpa (10% uplift)

This option would aim to deliver some 10% above the current housing need, with the requirement expressed as a range. This would demonstrate predominantly positive effects for objectives on delivering housing (1), including enabling provision for all sectors of the community, and for the objectives on improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New housing to meet above the assessed need not only provides much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. Significantly positive effects are assessed for the objective of supporting a strong, diverse and sustainable economic base (10). Increased housing provision will support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. Other effects are predominantly neutral with the only negative effects identified being for sub objectives relating to efficiency of land use (7) and reducing consumption of natural resources (8). A level of growth higher than the current Core Strategy requirement and LHN will inevitably lead to a higher level of greenfield land allocations, even with encouragement of brownfield land opportunities through directing growth to existing settlements. Similarly, higher growth will lead to increased consumption of natural resources, though other policies will ensure that new developments minimise consumption and manage their use effectively. There will however also be opportunities for redevelopment of brownfield land providing more environmentally sustainable housing schemes.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver above the current LHN and development plan requirement would result in overall positive effects. Negative effects are limited in contrast to positive effects on delivering much needed housing and supporting the local economy.		

SP12 (iii): Significantly boosting supply: Option to deliver a high level of growth to meet the local housing need using the revised algorithm proposed in the recent consultation by MHCLG on proposed changes to the current planning system.

The government has recently consulted on a revised standard method to calculate local housing need. The consultation period has only recently ended and the conclusions are not yet known. The government has suggested that the revised method should be used for plan preparation other than for plans at an advanced stage, but

is also clear that the local housing need would need to be adjusted, through a further standard method, to take account of constraints in setting a binding housing requirement for the new style local plans outlined in the White Paper “Planning for the Future”. West Berkshire does have significant constraints, including AONB, floodplain, heritage assets and nuclear establishments with surrounding development restrictions. The option assessed represents a significant increase in housing delivery above the current standard method, an increase of over 3,000 net dwellings over the period 2020 to 2037. Delivery on this scale would only be a reasonable option with a phased requirement which allowed time for additional allocations to be developed.

This option has a number of positive effects but also negative ones. There are significantly positive effects for objectives on delivering housing (1), including enabling provision for all sectors of the community, and for the objective of supporting a strong, diverse and sustainable economic base (10). Increased housing provision will provide opportunities for a wide range of housing and support the local economy in a number of ways, including through attracting inward investment and promoting economic growth of urban areas and the vitality of town centres. There are also positive impacts for the objectives on improving health, safety and wellbeing (2) and improving accessibility to community infrastructure (3). New housing to meet above the assessed need would not only provide much needed housing but also accompanying infrastructure and opportunities to create high quality developments which will be designed to create safe places, incorporate multi-functional GI, and thus improve health, safety and well-being. There are, however, negative effects for objectives 5, 6, 7 and 8. To enable delivery of this level of housing would require more allocations on greenfield land in an already constrained area, and potentially higher densities in urban areas, with potential impacts on the character and distinctiveness of the natural, built and historic environment (5). This option of high growth levels would impact negatively on the sub-objectives of reducing air pollution and maintaining soil quality and particularly on sub-objective 7(a) of maximising the use of previously developed land. The allocation of greenfield land that would be needed to demonstrate deliverability of this scale of housing would lead to a significant drop in the percentage of development on previously developed land over the plan period. There would also be negative effects on the objective of reducing consumption and managing natural resources (8) as a result of increased levels of development not only for housing but for associated infrastructure and economic growth. Effects for the objective on climate change (9) have been assessed as neutral but there is potential for these to be negative depending on the nature and location of development.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring areas	Permanent	Long term
	Cumulative/Compound:	An option to deliver significantly higher levels of housing than the current LHN would have overall neutral effects. There are strong positive effects on the delivery of housing and economic growth but these are countered by the potential negative impacts on the environmental objectives		

Summary and conclusion:

These options assess different levels of housing growth but the eventual impacts will also depend on the location and design of development. The preferred option SP12(ii) is for a level of growth that exceeds the current Local Housing Need, calculated according to the government’s standard method. This would boost supply of housing above the current development plan requirement and support economic growth, without significant negative environmental effects. The level of growth in SP12(iii) would require significant additional greenfield allocations, predominantly agricultural land, which would compromise sustainability objectives while that in SP12(i) would not lead to the boost to levels of housing delivery that are sought.

[Avoidance][Mitigation][Offsetting][Enhancement]:

Negative effects in the preferred option can be mitigated through efficiency of land use and an emphasis on directing development to existing settlements where there are opportunities for brownfield development and by implementation of policy to respond to climate change by embedding principles of climate change mitigation and adaptation into new development.

SP13: Sites Allocated for Residential and Mixed-Use Development in Newbury and Thatcham

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP13(i)	New policy	++		+			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	+	0	0	++	0	?	++	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP13 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Commentary on effect:

SP13 (i): New policy

The appraisal confirms the site allocations in Newbury and Thatcham spatial area would have a significantly positive effect on maximising housing provision (1) as these areas have the infrastructure and facilities to support sustainable growth. The strategic site allocations including Sandleford Park, Newbury and North East Thatcham are of a sufficient scale to make a significant contribution to affordable housing and meet the needs of different sectors in the community. Notably, the allocation at Long Copse Farm, Enborne would meet the needs of Travelling Showpeople. The site allocations would also have a significantly positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Newbury and Thatcham spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

SP13 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the Newbury and Thatcham spatial area, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, Travelling Showpeople. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would have otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Newbury and Thatcham spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the Newbury and Thatcham spatial area. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

SP14: Sites Allocated for Residential and Mixed-Use Development in the Eastern Area

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP14 (i)	New policy	++		+			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	+	0	0	++	0	?	++	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP14 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

SP14 (i): New policy

The appraisal confirms the site allocations in the Eastern Area would have a significantly positive effect on maximising housing provision (1) as this area, along with Newbury and Thatcham spatial area has the infrastructure and facilities to support sustainable growth. Although the site allocations are of a non-strategic in nature, the site allocations would contribute to meeting affordable housing need and meeting the needs of different sectors in the community. Notably this includes provision for permanent Gypsy and Traveller pitches. The site allocations would also have a significantly positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as these urban areas have the infrastructure and facilities to support sustainable growth. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Eastern spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

SP14 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the Eastern spatial area, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, gypsies and travellers. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Eastern spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the Eastern spatial area. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

SP15: Sites Allocated for Residential and Mixed-Use Development in the North Wessex Downs AONB

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP15 (i)	New policy	+		+			+		+		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	+	0	0	0	0	?	+	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP15 (ii)	No policy	0		0			0		?		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	?	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SP15 (i): New policy

The appraisal confirms that the site allocations in the North Wessex Downs AONB spatial area would have a positive effect on the provision of housing (1) in terms of locating housing according to the location and size individual rural service centres and service villages. In this context, the policy would support the provision of affordable housing on market-led housing sites and help to meet the housing needs of different sectors in the community. The site allocations would also have a positive effect in terms improving access to community infrastructure (3) and promoting and maximising opportunities for safe and sustainable travel (4) as site allocations would be located according to the range and services available within these settlements. The policy would also have a positive effect in terms of supporting a strong, diverse and sustainable economic base (10), by locating a scale of development which is proportionate to the vitality and viability of the town and village centres. The policy would also be likely to have a positive effect in terms of supporting healthy, active lifestyles (2).

Whilst new housing development may have an adverse effect on road safety, there would be the ability to improve this as well as opportunities for walking and cycling. On this basis, there would be an overall neutral effect on promoting and maximising opportunities for sustainable travel (4). There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. There is a similarly neutral effect on protecting and improving air, water and soil quality (6), as new housing may adversely affect air quality, it would also have the potential to improve this. The policy would also have a neutral effect on improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), promoting and improving the efficiency of land use, in recognition of most of the site's greenfield nature (7, reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9) and supporting a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	North Wessex Downs AONB spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but does have a positive effect in terms of the provision of housing, and meeting the identified housing needs of the District.		

SP15 (ii): No policy

No policy would have a neutral effect on housing provision (1) in the North Wessex Downs AONB, given that it would be uncertain whether the needs of different sectors of the community would be met e.g. older people, gypsies and travellers. In addition, the absence of any policy would have an uncertain effect in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. The policy would otherwise have a neutral effect in terms of improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions contributing to climate change (9), and contributing to a strong, diverse and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	North Wessex Downs AONB spatial area	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is largely a neutral effect but there is an uncertain effect in terms of promoting and maximising safe and sustainable travel.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites for housing provision in the North Wessex Downs AONB. There is a clear benefit in terms of identifying sites which would be suitable for meeting the needs of different sectors of the community. Furthermore, no policy could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

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

1. SA / SEA

Key: Effects of option on SA objectives

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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				undertaken the developer to ensure that development does not contaminate surface or groundwater resources.		
7: To promote and improve the efficiency of land use.	7(a): To maximise the use of previously developed land and buildings where appropriate	<ul style="list-style-type: none"> Will it encourage the use of brownfield land in preference to greenfield? Will it minimise the loss of high quality agricultural land? 	-	<p>The site is greenfield land hence it will not encourage the use of brownfield land in preference to greenfield.</p> <p>The site is predominately classified as grade 3 agricultural land and it has not been possible to determine if it is 3a or 3b. However, developing the site would not minimise the loss of agricultural land.</p>		The greenfield nature of the site means that there could be a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	<ul style="list-style-type: none"> Will it achieve the efficient use of land via appropriate density of development? 	+	The West Berkshire Density Pattern Book Study was used to establish the indicative development potential on the site. The Thatcham Strategic Growth Study built further on this assumption and using a landscape led approach, suggests how development on the site could come forward in a way that will achieve the efficient use of land via appropriate densities whilst ensuring that this carefully conserves and enhances the setting of the nearby AONB.		
8: To reduce consumption and waste of natural resources and manage their use efficiently.	8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage	<ul style="list-style-type: none"> Will it minimise the need for energy usage and generation? Will it support energy efficient development? Will it promote the use of renewable energy and new technologies? Will it discourage the use of fossil fuels? 	+	<p>The site is located on the south facing slope of the Kennet valley which would allow for a high degree of solar gain.</p> <p>SP5 expects that all development should contribute to West Berkshire becoming and staying carbon neutral by 2030. The site is of a scale that it will be expected to help with achieving this SA objective.</p>		

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

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

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

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

SP18: Housing Type and Mix

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP18 (i)	Revised policy with greater specification	++		+			0		0		0			0				0		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
SP18(ii)	Continue current policy	+		+			0		0		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	0

Commentary on effect:

SP18 (i): Revised policy with greater specification

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of a mix of housing to meet the needs of local communities will assist in reducing inequalities and improve quality of life, particularly for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9) are considered to be neutral as the policy relates to the tenure and mix of housing sizes within a development rather than to the level or location of housebuilding. Meeting the need for a variety of housing tenures, types and sizes will support a strong, diverse and sustainable economic base (10) as housing provision which meets the needs of all sectors of the community will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Short to long term
	Cumulative/Compound:	A revised policy would result in overall positive effects, particularly the significant benefits of promoting a variety of house tenures, types and sizes to meet identified needs. No negative effects have been identified.		

SP18 (ii): Continue current policy (Core Strategy Policy CS 4)

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of a mix of housing to meet the needs of local communities will assist in reducing inequalities and improve quality of life, particularly for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to

climate change(9) are considered to be neutral as the policy relates to the tenure and mix of housing sizes within a development rather than to the level or location of housebuilding. The current policy includes guidance on density which results in a positive scoring for the objective of promoting and improving the efficiency of land use (7). Meeting the need for a variety of housing tenures, types and sizes will support a strong, diverse and sustainable economic base (10) as housing provision which meets the needs of all sectors of the community will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Short to long term
	Cumulative/Compound:	The existing policy would have overall positive effects, including significant benefits of promoting a variety of house tenures, types and sizes to meet identified need to meet identified needs. No negative effects have been identified		

Summary and conclusion:

Both options have positive effects and there is little to differentiate them in sustainability terms. The revised policy provides more detail on the mix of housing sizes that are required and makes reference to supporting schemes initiated by local communities, which both have positive effects in enabling provision of housing to meet identified needs. The current policy CS 4 includes detail on density and therefore scores more positively on objective 7, to improve efficiency of land use. Density guidelines are now proposed to be included within Policy SP1: Spatial strategy to relate better to the place-shaping role of this overarching policy. The SA-SEA for SP1 will therefore contain comparison with the content of CS 4 which relates to density. The revised policy, with greater specification on the mix of housing types and sizes is the Council's preferred option.

No negative effects requiring mitigation have been identified in either alternative.

SP19: Affordable Housing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP19 (i)	Revised policy with greater specification	++		+			0		0		0			0				0		+				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SP19(ii)	Continue current policy	++		+			0		0		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

SP19 (i): Revised policy with greater specification

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of affordable housing will assist in reducing inequalities and improve quality of life for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6) and promoting and improving the efficiency of land use (7) are considered to be neutral as the policy relates to the tenure within a development rather than to the level or location of housebuilding. This revised policy which requires affordable housing to be built to net zero carbon standards will have positive impacts for objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change, particularly for reduction of energy use and promotion of sustainable/renewable energy technologies and reducing West Berkshire's contribution to greenhouse gas emissions. Maximising opportunities for affordable housing will support a strong, diverse and sustainable economic base (10) as increased housing provision which is affordable will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	A revised policy would result in overall positive effects, including significant benefits of enabling provision of housing to meet identified needs and reducing emissions contributing to climate change, and with no negative effects identified		

SP19 (ii): Continue current policy (Core Strategy CS 6)

The appraisal demonstrates positive effects with no negative impacts identified. This option demonstrates significantly positive effects for the objective of enabling provision of housing to meet identified needs (1). The effects on health and well-being (2) are also positive as provision of affordable housing will assist in reducing inequalities and improve quality of life for those in need of social housing. The effects on accessibility to community infrastructure (3), maximising opportunities for safe and sustainable travel (4), conserving and enhancing the character and distinctiveness of the natural, built and historic environment (5), protecting and improving air, water and soil quality and minimising noise levels (6) and promoting and improving the efficiency of land use (7) are considered to be neutral as the policy relates to the tenure within a development rather than to the level or location of housebuilding. The effects on objectives 8 and 9, to reduce consumption and waste of natural resources and to reduce emissions contributing to climate change are similarly considered neutral. Positive effects are identified for the objective of supporting a strong, diverse and sustainable economic base (10) as increased housing provision which is affordable will support the local economy in a variety of ways, including through attracting inward investment and promoting economic growth.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	The existing policy would have overall positive effects, including significant benefits of enabling provision of housing to meet identified needs. No negative effects have been identified		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The revised policy, providing more specification on the type of development where affordable housing is required and the requirement for net zero carbon development have positive effects and this is the Council's preferred option.

SP20: Strategic approach to economic development and hierarchy of centres

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP20 (i)	Revised policy with greater specification	0		0			+		+		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	++
SP20 (ii)	Continue current policy	0		0			0		0		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	+	+	+

Commentary on effect:

SP20 (i): Revised policy with greater specification

The appraisal indicates that the policy would have a positive effect on a number of objectives including improving accessibility to community infrastructure (3), promoting and maximising opportunities for sustainable travel (4), promoting and improving the efficiency of land use (7) and supporting a strong, diverse and sustainable economic base (10). This can largely be attributed to the objectives of the policy in terms of “the town centre first” approach to new office development, as well as seeking to ensure that there are no other sequentially preferable sites for community facilities and other services (Classes E and F). The policy also seeks to protect the vitality and viability of town centres, by ensuring these uses are focused in these areas which are located in the most sustainable locations in the District. It also provides support for businesses requiring a town centre location and support the rural policy. The policy also seeks to promote the efficient use of land by safeguarding and seeking to intensify the District’s Designated Employment Areas. It also has a positive effect in terms of identifying additional land in order to meet the District’s employment land needs over the plan period.

The policy would otherwise have a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), maximising conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively the policy has largely a neutral effect, but has a number of positive effects in terms of improving access to community infrastructure and sustainable travel, promoting the efficient use of land and supporting a strong, diverse and sustainable economy.		

SP20 (ii): Continue current policies

The current Core Strategy policies (CS9 and CS11) are focused on employment and retail development and do not necessarily address other main town centre uses such as education, health and other services (3) which have the ability to contribute to the vitality and viability of centres. As such, it is considered that the current approach has a largely neutral effect in terms of maximising opportunities for sustainable travel (4). In terms of supporting a strong, diverse and sustainable economic base (10), it is considered that the current policies have a less positive effect – whilst still seeking to retain a portfolio of sites in order to make an efficient use land (7) the policy is less specific about how the District’s economic needs are to be met, and where this is to be located. They have an otherwise neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long Term
	Cumulative/Compound:	Considered cumulatively, the current policies have a largely neutral effect but has positive effects in terms of promoting the efficient use of land and meeting the economic needs of the District.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current Core Strategy policies are disaggregated meaning that there is not a holistic approach to economic development and does not ensure a “town centres first” approach to development. In particular, the policy is silent on where community facilities should be located, and therefore does not necessarily maximise opportunities for sustainable travel.

The revised policy provides greater specification and is the preferred option. It sets out a spatial strategy for economic development in order to provide for a strong, diverse and sustainable economy. It also makes clear the need to maximise office provision in the town centre, and how other uses will be considered where they are in edge or out of centre locations.

SP21: Sites Allocated for Economic Development

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
SP21 (i)	New policy	0		0			0		0		0			0				+		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	?	0	0	0	0	?	?	0	0	0	+	0	0	0	0	0	0	0	++	+	0
SP21 (ii)	No policy	0		0			0		?		0			0				?		0				0		-			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	-	-	0	

Commentary on effect:

SP21 (i): New policy

The appraisal confirms the positive effect it will have in terms of supporting a strong, diverse and sustainable economic base (10) and a significantly positive effect in terms of encouraging a range of employment opportunities that meet the needs of the District. The policy provides a broad indication of employment floorspace that should be provided on these sites which is considered to have a positive effect in terms of applying suitable densities in the context of promoting and improving the efficiency of land use (7). Given that the main purpose of the policy is to propose sites to be allocated for the economic development, it has a neutral impact on housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). It is also considered that the provision of employment floorspace is likely to have a neutral effect in terms of promoting and maximising opportunities for safe and sustainable travel (4), but there would be the potential for development to improve road safety and opportunities for walking and cycling.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	District	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but some uncertain effects from the appraisal in terms of safe and sustainable travel, and impact on air quality and noise levels, but has positive effects in terms of meeting economic development needs.		

SP21 (ii): No policy

No policy would have a negative effect on the local economy as it could not be considered to support a strong, diverse and sustainable economic base (10). The absence of any policy would have uncertain effects in terms of promoting and maximising safe and sustainable travel (4) given that no specific sites would be identified. Furthermore, there is uncertainty that sustainable densities of land use would be achieved in the context of promoting and improving the efficiency of land use (7). There is otherwise considered to be a neutral effect on housing provision (1), improving health, safety and wellbeing (2) improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), protecting air, water and soil quality (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	District	Permanent	Medium
	Cumulative/Compound:	Considered cumulatively, there is a largely neutral effect but a negative effect in terms of being able to fulfil the District's economic potential, and uncertain effects in terms of safe and sustainable travel and efficiency of land use.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. However, there is a clear benefit in the new policy in identifying sites which would be suitable for meeting the District's economic needs. It also identifies parameters for the quantum of development, to ensure that economic development makes efficient use of land. Furthermore, it could have a potentially negative effect by allowing unsustainable patterns of growth to take place.

The new policy provides greater direction and is the preferred option.

SP22: Housing Related to Rural Workers

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																												
		1		2			3		4			5			6				7		8				9		10			
DC22 (i)	Revised policy with greater specification	++		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
DC22 (ii)	Continue current policy	+		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		0	++	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++	0

Commentary on effect:

DC22 (i): Revised policy with greater specification

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

DC22 (ii): Continue with current policy

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

SP23: Infrastructure requirements and delivery

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
SP23(i)	Revised policy with greater specification	+		++			++		++		+			+				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		+	+	++	+	++	++	+	++	++	++	0	+	++	+	0	+	0	0	+	0	+	0	++	++	+	0	0
SP23 (ii)	Continue current policy	+		+			+		++		+			+				0		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	0	++	+	0	+	++	++	0	+	++	+	0	+	0	0	+	0	+	0	++	++	+	0	0

Commentary on effect:

SP23 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing high quality infrastructure in a timely manner and with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the infrastructure improving health, safety and wellbeing and reducing inequalities (2), improving accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4), and in helping the district to tackle climate change (9).

The policy also has a positive effect on the provision of housing (1), in as much as the policy actively looks to advantage residents of affordable housing that might not otherwise have as much access to services and facilities, and also those residents who are elderly or have special needs. The conservation and enhancement of the built and natural environment (5) is positive as is the protection of soil, water and air and against noise (6) but infrastructure has a neutral effect on soil quality within the context of new development. The policy has positive and neutral effects on the management and use of natural resources (8) with positive effects on reducing energy use and water consumption and neutral effects on the use of minerals and waste. The appraisal also grades the policy effects on the efficiency of land use (7) and support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively effecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment long into the future.		

SP23 (ii): Continue current policy

The appraisal endorses the multi-functional benefits to be derived from providing high quality infrastructure and with a high likelihood of having a positive effect overall on the sustainability of development in the longer term. The appraisal highlights particular strength in the policy with regard to infrastructure contributing towards promoting safe and sustainable travel choices (4) and helping to tackle climate change (9). As regards the objectives covering provision of housing (1) health, wellbeing and reducing inequalities (2), improving access to community infrastructure (3), protecting the character of the natural and historic environment (5), protecting soil, water and air and

minimising noise (6) and efficient use of natural resources (8) the policy is assessed as helping to achieve the objectives but the policy is more aspirational in seeking what it wants to achieve and the absence of mention of timely provision does not guarantee provision occurs at the most appropriate time. The appraisal marks the policy effects on the efficiency of land use (7) support of a sustainable economic base (10) as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of high quality GI at the application stage.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level in which the effects on sustainability of providing infrastructure in new development is implied. It does not specify the point at which infrastructure must be provided and thus relies on the negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can be strengthened still further by supplementary information on local standards and the priority locations for different types of infrastructure.

Policy DC1: Development in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																											
		1		2			3		4		5			6				7		8				9		10			
DC1(i)	Revised policy	+		0			+		+		++			+				++		0				0		+			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	0	0	0	+	0	0	+	+	++	+	+	0	+	0	++	0	0	0	0	0	0	0	0	+	+	+
DC1 (ii)	Continue current policy	+		0			+		+		++			+				++		0				0		0			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		+	+	0	0	0	+	0	0	+	+	++	0	+	0	+	0	++	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC1 (i): New policy

The policy sets out a presumption against development in the countryside, together with criteria covering exceptions to that rule. In doing so, the policy has the greatest effect on the sustainability objective of protecting the character of the environment (5) and promoting the efficient use of land (7). Restricting development in the countryside also makes a positive contribution to ensuring dwellings have access to infrastructure (3) and facilitate sustainable travel and minimise emissions (4, 6), which are easier to achieve in already developed areas, where the need to travel is less. Limiting development in the countryside also contributes to the safeguard or agricultural land (soil resources) (6). The exception criteria allow for specific types of housing development, thereby contributing to the housing objective (1), as well as development to support the rural economy (10). A criterion also specifically allows for exceptions where a development would secure the future of a heritage asset (5).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Terms
	Cumulative/Compound:	The policy strikes an appropriate balance between restricting development in the countryside while allowing appropriate exceptions, making an overall positive contribution to sustainable development.		

DC1 (ii): No policy / Current policy

The current policy covers residential development in the countryside only, though includes some similar exceptions. The policy has the greatest effect on the sustainability objective of protecting the character of the environment (5) and promoting the efficient use of land (7). Restricting development in the countryside also makes a positive contribution to ensuring dwellings have access to infrastructure (3) and facilitate sustainable travel and minimise emissions (4, 6), which are easier to achieve in already developed areas, where the need to travel is less. Limiting development in the countryside also contributes to the safeguard or agricultural land (soil resources) (6). The exception criteria allow for specific types of housing development, thereby contributing to the housing objective (1).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Terms
	Cumulative/Compound:	The policy strikes an appropriate balance between restricting development in the countryside while allowing appropriate exceptions, making an overall positive contribution to sustainable development.		

Summary and conclusion:

The proposed new policy is wider reaching in the development types it covers, as well as more detailed in setting out exception criteria. Notably it scores better against criteria concerned with historic assets and the economy. Overall, it provides more positive sustainability effects than continuing with the current policy. No negative effects requiring mitigation have been identified.

DC2: Health and Wellbeing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC2 (i)	New policy	0		++			+		+		++			+				+		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	B	c
		0	0	++	++	++	++	0	+	++	++	++	++	+	+	0	+	0	+	+	+	+	0	+	+	+	+	+
DC2 (ii)	No policy	0		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	+	+	+	0	0	+	+	+	+	+	0	0	+	+	+	0	0	0	0	+	+	0	+	+

Commentary on effect:

DC2 (i): New policy

The appraisal affirms the benefits of having a specific policy which supports and enhances positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. It highlights particular strength in the policy with regard to the significantly positive contribution it makes towards the health and wellbeing of the new residents (2), protecting landscape character and distinctiveness and providing for wildlife (5) and responding to climate change (9). It is also positive in accessibility to community infrastructure (3), promoting safe and sustainable travel choices (4), the protection of soil water and air and against noise (6), the efficiency of land use (7), the management and use of natural resources (8) and support of a sustainable economic base (10). Its only neutral effect is on the contribution it makes towards the provision of housing (1).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively effecting the majority of the objectives and with no negative effects noted from the appraisal, there is an overall significantly positive effect on the long term mental and physical health and wellbeing of communities in West Berkshire which contributes to reducing health inequalities.		

DC2 (ii): No policy

A no policy approach would mean relying on national guidance and other Local Plan policies such as LPR7 Design Principles. Policy would be implicit rather than explicit. The appraisal recognises that this would be a positive approach for most of the objectives, with only the contribution it makes towards the provision of housing (1) and the efficient use of natural resources (8) being assessed as neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local to strategic	Permanent	Short to long term
	Cumulative/Compound:	Together the effects from using national guidance and other Local Plan policies are positive but the lack of specificity places at more at risk the realisation of achieving development that truly does support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. Having no policy would mean relying on national guidance and other policies in the Local Plan. Policy would be implied, rather than specifically highlighted. A policy which sets out the importance the Council places on the consideration of health and wellbeing in new development is the preferred option.

DC3: Building Sustainable Homes and Businesses

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC3 (i)	Revised policy	-		++			0		+		+			0				+		++				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	-	++	0	++	0	0	0	++	+	+	+	+	0	0	0	+	+	++	++	++	++	++	++	+	0	0
DC3 (ii)	Continue current policy (CS15)	++		0			0		0		0			0				-		-				-		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	-	0	0	-	0	0	0	-	-	-	-	-	-	-	-	0	0

Commentary on effect:

DC3 (i): Revised policy

The proposed revised policy requires houses to be built to the Home Quality Mark which starts off at a standard almost equivalent to Part L of the building regulations but then progresses to net Carbon neutral and even carbon positive. However, the viability assessments done say that there is a trade-off between the number of affordable houses that can be provided and made to be net carbon neutral which means that the policy cannot maximise the provision of affordable housing. Homes that are provided to the HQM must be healthy and have access to gardens and green infrastructure as these are areas required to be scored.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	National	Permanent	Long term
	Cumulative/Compound:			

DC3 (ii): Continue current policy

The current policy required homes built after 2016 to be net carbon neutral and proposed a standard that was abolished by the Government in 2014 (Code for Sustainable Homes). As a result many of the sustainability objectives must record a negative impact as they are not required and do not in any way contribute to reducing greenhouse gas emissions.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long term
	Cumulative/Compound:			

Summary and conclusion:

The introduction of the HGM gets round the issue of the Government abolishing the Code for Sustainable Homes by the introduction of the HQM which goes from Part L of the building Regulations to Carbon neutral and even allows for Carbon positive developments. The policy also allows for the phasing of an increase in standards and forces developers to defend their decision to not build carbon neutral products or even carbon positive developments. As homes are the major component of greenhouse gas emissions due to their construction and lifespan the fact that the existing policy does not require new houses to be built to a carbon neutral standard is a major negative factor and contrary to the Council objective of being carbon neutral by 2030. The revised policy is preferred.

DC4: Environmental Nuisance and Pollution Control

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC4 (i)	Revised policy with greater specification	+		0			0		0		0			+				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	0	0	0	0	0	0	0	+	0	0	+	+	+	+	+	0	0	0	0	0	0	0	0	0
DC4 (ii) (Policies OVS5, 6, 7, 8)	Continue current policy	-		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC4 (i): Revised policy with greater specification

The appraisal affirms the multi-functional benefits to be derived from providing a new policy on Environmental Nuisance and Pollution Control (ENPC) integrated into a single policy with a high likelihood of having significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to the ENPC contribution towards maximising housing in sustainable locations (1), protecting soil, water, and air pollution with benefits for both human health and for wildlife (6). There is an overall positive effect on supporting a strong economic base (10) as the revised policy seeks to ensure development is compatible with surrounding uses, and would not place unreasonable restrictions on existing businesses. Policy is neutral on all other indicators.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	National	Permanent	Long term
	Cumulative/Compound:	There are positive attributes to a revised and consolidated policy, with no negative effects noted from the appraisal. Overall, the policy has a predominately neutral impact on the quality of life for residents and the environment long in to the future.		

DC4 (ii): Continue current policy

The appraisal confirms that the current practice of having separate policies for Environmental Nuisance and Pollution Control (ENPC) (OVS5, 6, 7 / 8) does not provide the best solution or holistic approach to development and therefore results in a negative effect for the provision of housing in sustainable locations (1). Due to the age of the existing policies, and relying on national guidance that is no longer in circulation, the assessment is neutral on all other indicators.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	National	Temporary	Short term

	Cumulative/Compound:	There is a predominately neutral effect in retaining the existing policies, though there are negative effects on the provision of housing, as the policies are not consistent with current government guidance.
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Summary and conclusion:

The current policies have been carried over since 2007 so are out of date and do not set a high level which sits well with sustainability in new development. They current rely on a great deal of negotiation and willingness of parties to achieve the best outcomes at the application stage.

The revised policy provides that greater specification and is the preferred option. The policy can strengthened still further by supplementary information on local standards for example the North Wessex Downs Area of Outstanding Natural Beauty is more susceptible to noise and light pollution than other parts of the District.

DC5: Water Quality

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC5 (i)	New policy	0		+			0		0		++			++				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	++	0	0	0	0	++	++	+			+	++	0	0	0	0	+	0	+	+	0	0	0
DC5 (ii)	No policy	0		0			0		0		0			0				0		0				-		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	-	0	-	-	0	0	0

Commentary on effects:

DC5 (i): New policy

This option aims to improve the water quality of water bodies, above and below ground, to be in line with the Water Framework Directive requirements. Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to its primary purpose of the protection and improvement of water quality (6), the conservation and enhancement of biodiversity and landscape (5), as well as having a positive effect in the longer term on people's health and wellbeing (2), and the use of green and blue infrastructure (9) in support of climate change and the quality of the public realm. The contribution of developments in improving water quality and the ecology of water bodies is likely to have a positive effect on ensuring that new development does not adversely impact on biodiversity and ensuring that, for example, it takes sewerage infrastructure into account. Otherwise the effects of the policy are likely to be neutral. Whilst there may be localised effects close to development in the short term, the substantial benefits of this policy will be achieved by cumulative action over a longer time period and alongside other policies relating to the management of the water environment and the actions of partners.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local, scaling up to catchment	Permanent	
	Cumulative/Compound:	The primary benefits of this policy for human health and the environment will be its application over a longer period of time and with the increasing scale of new development.		

DC5 (ii): No policy

The NPPF makes only brief reference to water quality and does not state how the planning system should protect and enhance water quality. As such there is a risk that the NPPF could permit development, which was detrimental to the water environment. With no provision within the Local Plan Review it is likely that new development at best is likely to have a neutral effect on water quality. Developments will continue to impact on surface water quality if sustainable drainage systems (SUDs) is not used to reduce surface water run-off and surface water pollution. It can also be assumed that water sensitive design, which seeks to mitigate and even enhance the impact on development on water resources, will not be pursued.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local, scaling up to catchment	Permanent	Long

	Cumulative/Compound:	Static or declining chemical and ecological status of water bodies is likely to be the outcome and a loss of opportunity to address impacts on health, the environment and climate change in the long run.
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Summary and conclusion:

The lack of policy addressing water quality would risk the District not meeting its obligations with respect to the Water Framework Directive objectives for good chemical and ecological status and more particularly missing an opportunity for the residents and visitors to West Berkshire to consume water of higher quality and enjoy a more accessible and vibrant water environment. The proposed policy is preferred.

DC6: Water resources

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC6 (i)	New Policy	+		0			+		0		+			0				0		++				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	+	0	0	0	+	+	0	0	0	0	+	0	+	++	0	++	0	++	+	0	+	+
DC6 (ii)	No policy	+		0			0		0		-			0				0		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	?	0	-	0	0	0	0	-	0	0	0	0	0	-	0	0	+	0	0	0	+	0	0	+	+

Commentary on effect:

DC6 (i): New policy

Overall, the effect of the policy on sustainability is positive and affirms the benefits of having a specific policy that in conjunction with other policies in the Local Plan contributes particularly to the reduction in consumption of natural resources (8) and mitigation of impacts on climate change (9) and including the promotion of energy efficiency and a reduction in the need for larger infrastructure. This option aims to maximise water and energy efficiency within the context of recent government guidance. It ensures the supply and wise use of water to new housing provision (1) and economic non-residential development (10). It will contribute positively in an indirect way by encouraging development to adopt higher water efficiency standards to alleviate water stress for the benefit of surface and groundwater flows, wetlands and associated biodiversity and landscape character (5). With regard to sub-objectives (6)(d) and (7)(b) the effects would be positive by helping to reduce the impact of pollutants on water quality and influence the most appropriate density of land use towards the most efficient means of managing water resources. However, the headline objective is marginally assessed as neutral due to the remaining sub-objectives being neutral. The remaining effects are neutral with respect to health and wellbeing (2), sustainable travel (4).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local river catchments and aquifers	Permanent	Long
	Cumulative/Compound:	Increasing positive effects over time as more and more development deliver higher efficiency in water use and re-use.		

DC6 (ii): No policy

This option would rely on the general standards of the Building Regulations to regulate developments to conserve water through efficiency measures. With the level of development expected throughout the plan period, this would bring negative effects on the natural environment (5), particularly on biodiversity. Mitigation may be possible in localised situations but the effect of cumulative increase in consumption of this finite resource is considered to be negative. Although the overall effect on air, water, soils and noise (6) is neutral, negative effects on water quality (6)(d) are expected due to likely higher concentrations of pollution and similarly a gradual degradation in of environmental and social conditions and pride of place (2)(a). Significantly, the primary objective in relation to this policy, the reduction of consumption of natural resources and their efficient management (8) is assessed as having a neutral effect due to lower standards in this policy option.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Cumulative/Compound:	The application of lower water efficiency standards would cumulatively have a negative impact on the environment and ensuring a secure water supply in the longer term.		

Summary and conclusion:

No negative effects requiring mitigation have been identified for the new policy. The higher standards of water efficiency and re-use will cumulatively contribute to a range of sustainability objectives compounded over the longer term benefiting the environment, climate change and quality of life from a more secure supply of water for consumption and recreation. For this reason the new policy is the preferred option.

DC7: Air Quality

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC7 (i)	New policy	0		++			0		0		+			++				?		+				++		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	0	++	+	0	0	+	++	0	+	++	+	+	+	?	?	+	+	+	?	++	0	0	0	0
DC7 (ii)	No policy	+		+			0		0		+			+				?		+				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	+	0	+	0	0	0	+	++	0	+	+	+	+	+	?	?	+	+	+	?	+	0	0	0	0

DC7 (i): New policy

The most positive effects from this policy on sustainability come from promoting health, wellbeing and active lifestyles (2), the protection and improvement of air quality (6) and the reduction of emissions in addressing climate change (9). Effects are indirectly positive on the reduction of consumption and efficient use of natural resources (9) and on the natural, built and historic environment (5) though arguably the significantly positive effects on biodiversity could weigh up the overall objective here. Primarily the positive effects relate to the mitigatory activity whereby the policy should help steer away from less sustainable locations at risk from air pollution and encourage development to utilise mitigation measures such as improvements in transport infrastructure, the use of low energy technologies in design and construction and the use of green infrastructure to benefit communities and the environment.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Largely local to the development	Permanent	Long term
	Cumulative/Compound:	The cumulative effect on the policy on development should result in a long term downward trend in air pollution and overall improvement in air quality, especially when considered in conjunction with other policies such as transport.		

DC7 (ii): No policy

Most of the effects are assessed as positive rather than significantly positive largely because of reliance on national policy which would not promote compliant development at a local level and in the right places for communities relying instead on national environmental limits values for pollutants and air quality targets. This policy also mitigates against participation in co-ordinated action cross-boundary. Given the level of housing provision (1) the appraisal gives rise to the possibility of development in less sustainable locations especially in the major urban areas.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	National	Permanent	Long term
	Cumulative/Compound:	Uncertain		

Summary and conclusion:

Both policies are considered to have an overall positive effect on sustainability for the local plan. Air quality is driven by national and international standards and strategy with obligation to implement actions locally. The new policy is favoured as it fulfils that role and supports the West Berkshire's commitments in the Environmental Strategy 2020 to cleaner air and will work in conjunction with other policies to deliver the Local Plan Review objectives with respect to climate change, communities and environment.

Mitigation: No negative effects requiring mitigation have been identified.

DC8: Conservation Areas

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC8 (i)	Revised policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC8 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC8 (i): Revised policy with greater specification

The appraisal affirms that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of conserving and enhancing the character, appearance and significance of Conservation Areas. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC8 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of objectives, but it does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the character, appearance and significance of Conservation Areas. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and

improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to have regard the character, appearance and significance of Conservation Areas. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to how the special character and appearance of a Conservation Area should be defined and how the impact of proposals should be assessed.

The revised policy provides that greater specification and is the preferred option.

DC9: Listed Buildings

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC9 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC9 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC9 (i): Revised policy with greater specification

The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to preserve the significance of Listed Buildings. In conjunction with policy SP9, the policy would also ensure the sensitive design of proposals to ensure that they respect their setting as part of the wider landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC9 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect and also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage types in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the significance of Listed Buildings and their settings. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to consider and assess the significance of Listed Buildings. It does not detail the information which is needed in order to assess the effect on the significance and architectural and historic interest of the Listed Building, and thus this is left open to interpretation and negotiated through the planning application process.

The revised policy provides that greater specification and is the preferred option.

DC10: Non-designated heritage assets

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC10(i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC10(ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC10 (i): Revised policy with greater specification

The appraisal affirms that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of seeking to ensure that development has a clear understanding of the significance of non-designated heritage assets and their settings. In conjunction with policy SP9, the policy would also ensure the proposals have regard to the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect and also has a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to assess the significance of non-designated heritage assets and their settings. The appraisal indicates that the policy would have a neutral effect on all other objectives: the provision of housing (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to consider and assess the significance of non-designated heritage assets and their settings. It does not detail the information which is needed in order to assess the effect on the significance of non-designated heritage assets, and thus this is left open to interpretation and negotiated through the planning application process.

The revised policy provides that greater specification and is the preferred option.

DC11: Registered Parks and Gardens

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC11 (i)	Revised policy with greater specification	0		+			0		0		++			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC11 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+

DC11(i): Revised policy with greater specification

The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Parks and Gardens. It will also ensure that proposals consider the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC11(ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives, but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). The policy does not however specifically identify all of the different types of heritage assets in the District, referring to them in general terms only. Neither does it set out what criteria should be considered in order to conserve and enhance the particular significance of Registered Parks and Gardens. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on Registered Parks and Gardens. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on Registered Parks and Gardens.

The revised policy provides that greater specification and is the preferred option.

DC12: Registered Battlefields

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC12 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC12 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DC12 (i): Revised policy with greater specification

The appraisal indicates that the policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of Registered Battlefields. It will also ensure that proposals consider the integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC12 (ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives, but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). It does not however, identify Registered Battlefields as a heritage asset or what should be considered in their conservation and significance. Nor does it specifically identify the different types of heritage assets in the District. The appraisal indicates that the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on Registered Battlefields. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on Registered Battlefields.

The revised policy provides that greater specification and is the preferred option.

DC13: Assets of Archaeological Interest

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC13 (i)	Revised policy with greater specification	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC13 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DC13 (i): Revised policy with greater specification

The appraisal indicates that policy would have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5), particularly in terms of the conservation of heritage assets of archaeological interest. It will also ensure that proposals consider the topographical integrity of the landscape. The policy would otherwise have a neutral effect in terms of housing provision (1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

DC13(ii): Continue current policy

Policy CS 19 similarly has a largely neutral effect against the majority of the objectives but does have a positive effect in terms of conserving and enhancing the natural, built and historic environment (5). It does not however, identify assets of archaeological interest as heritage assets or what should be considered in their conservation and significance. Nor does it specifically identify the different types of heritage assets in the District. The appraisal indicates the policy would have a neutral effect on all other objectives: 1), improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), promoting and maximising opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), promoting and improving the efficiency of land use (7), reducing consumption and waste of natural resources (8), reducing emissions (9) and supporting a strong, diverse and economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral;	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, and has a positive effect in terms of conserving and enhancing the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The current policy in the Core Strategy is set at a high level and does not specifically require proposals to assess the impact of proposals on assets of archaeological interest. It does not identify the considerations which applicants should address in preparing proposals. Thus it is left open to interpretation as to what should be considered in assessing the impact of proposals on assets of archaeological interest.

The revised policy provides that greater specification and is the preferred option.

DC14: Trees, woodland and hedgerows

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC14 (i)	New policy	0		+			0		0		++			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	+	0	0	0	++	+	++	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0
DC14 (ii)	No policy	0		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC14 (i): New policy

The appraisal reaffirms that the policy would have a significantly positive effect on the natural, built and historic environment (5) in terms of recognising the value of trees, woodland and hedgerows as ecological assets, their contribution to landscape distinctiveness. In addition, the policy recognises the potential harm resulting from the loss of ancient woodland, and woodland and hedgerows located in historic parks. The policy also has a positive effect on improving health and wellbeing (2) in terms of improving the quality of green infrastructure and contributing to a sense of place and providing amenity. It also has a positive effect on the climate change objective (9) in terms of recognising the importance of trees, woodland and hedgerows in their adaptation to climate change.

The policy would otherwise have a neutral effect on housing provision (1); accessibility to community infrastructure (3), though does improve access to green infrastructure; safe and sustainable travel (4); air, water and soil quality (6); efficiency of land use (7); natural resources (8); and a strong and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long term
	Cumulative/Compound:	The policy has a neutral effect overall, but has some significant positive effects in terms of conserving and enhancing the natural, built and historic environment, and positive effects on health and wellbeing, and climate change.		

DC14 (ii): No policy

This is a new policy for West Berkshire, and as such a comparison has been provided alongside the relevant policies of the NPPF:

- Paragraph 170b) recognises the natural capital, ecosystem services including the economic and other benefits of trees and woodland

- Paragraph 175 c) resists development resulting in the loss or deterioration of irreplaceable habits such as ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons.

The appraisal confirms that the policies would have a positive effect on the on the natural, built and historic environment (5) in terms of recognising the role of trees and woodland in the conservation of wildlife habitats and species. The policy would otherwise have a neutral effect on the remaining objectives: housing provision (1); health and wellbeing (2); accessibility to community infrastructure (3); safe and sustainable travel (4); air, water and soil quality (6); efficiency of land use (7); natural resources (8); climate change (9) and a strong and sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium to Long term
	Cumulative/Compound:	Considered cumulatively, the policy would have an overall neutral effect but would have a positive effect on the natural, built and historic environment.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. The NPPF only identifies the benefits of trees and woodlands and does not recognise hedgerows as part of natural capital and ecosystem services. Furthermore, it is largely concerned with the protection of ancient woodland and ancient or veteran trees. The policies in the NPPF are generally restrictive and provide a relatively narrow interpretation of the benefits of trees, woodland and hedgerows in terms their role in the ecological network, landscape distinctiveness or their value in historic parks and gardens. The new policy is proactive in terms of seeking to restore and enhance trees, woodlands and hedgerows and recognises the benefits of the planting of trees and securing these as a benefit of new developments.

The revised policy provides greater specification and is the preferred option.

DC15: Entry Level Exception Schemes

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4			5			6				7		8				9		10		
DC15 (i)	New Policy	++		0			0		0			+			0				0		0				0		0		
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		++	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC15(ii)	No Policy	+		0			0		0			+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		++	++	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC15 (i): New Policy

The policy sets the criteria for permitting exception sites for entry level affordable housing. In supporting such entry level housing development adjacent to existing settlements in certain parts of the borough, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations. The criteria limit the types of development which will be eligible to be considered in this way, strengthening its contribution to meeting affordable housing need (1). Criteria also make a contribution to the character and distinctiveness objective (5), in drawing attention to the need to meet design policies and minimising the impact on the AONB. The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

DC15 (ii): No Policy

In the absence of a policy, the NPPF (section 71) would be relied upon to judge entry level exception sites. The NPPF sets out a general support for entry level exception sites, but also sets criteria. In doing so, national policy makes a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1) The criteria limit the types of development which will be eligible to be considered in this way, strengthening its contribution to meeting affordable housing need (1). Criteria also make a contribution to the character and distinctiveness objective (5), in drawing attention to the need to meet design policies and minimising the impact on special areas. The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

Summary and conclusion:

The proposed new policy and the national policy both make some positive contribution to a small number of sustainability objectives. This is because the proposal local policy is based on the requirements of the national one. However, in setting a local policy, it is possible to make the policy more locally specific, and thereby more easy to understand and apply, making it stronger. For example, instead of referring to categories of areas, it refers to specific areas of the brough where such exception sites would be considered acceptable. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC16: Rural Exception Housing

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC16 (i)	Revised policy with greater specification	++		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC16 (ii)	Continue current policy	++		0			0		0		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		++	++	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC16 (i): Revised policy with greater specification

The policy is concerned specifically with rural exception for housing. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental effect on the character of the area, thereby contributing to the character and distinctiveness objective (5). The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

DC16 (ii): Continue with current policy

The policy is concerned specifically with rural exception for housing. In supporting housing development adjacent to existing rural settlements where there is a need, and making clear that the expectation is for these to be 100% affordable, the policy is making a direct contribution to the sustainability objective of enabling the provision of housing to meet identified need in sustainable locations (1). The policy includes criteria to ensure that such developments do not have a detrimental effect on the character of the area, thereby contribution to the character and distinctiveness objective (5). The policy is assessed as neutral against all other objectives, on which it is silent.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision while safeguarding the rural environment into the future.		

Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC17: Self and Custom Build

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC17 (i)	New policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DC17 (ii)	No policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Commentary on effect:

DC17 (i): New policy

The policy is focussed on self and custom build which is a new policy to West Berkshire. The policy seeks to support self-build and custom-build housing with LPAs requiring a proportion of new homes to be provided as serviced plots for self and custom build. LPAs also keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build.

Following the appraisal, all objectives for sustainability in the majority are at a neutral level (objectives 2, 3,4,5,6,7,8,9 and 10) with positive outcomes for objective 1 in terms of maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
	Cumulative/Compound:			

DC17 (ii): No policy

The appraisal indicates that the NPPF custom and self-build housing policies would have a neutral impacted in terms of improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

A positive impact would be linked to objective 1 with the policy enabling an identified need/provision of housing.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
	Cumulative/Compound:			

Summary and conclusion:

The proposed policy is likely to bring about positive effects with regard to maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC18: Specialised Housing

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC18 (i)	New policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC18 (ii)	No policy	+		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC18 (i): New policy

The policy is focussed on specialised housing which is a new policy to West Berkshire. The policy provides specific guidance when it comes to housing for those identified with support or care needs, and contributes positively to the first sustainability objective.

Following the appraisal, all objectives for sustainability in the majority are at a neutral level for objectives 2, 3,4,5,6,7,8,9 and 10. Objective 1 has achieved a positive outcome in the appraisal for maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
	Cumulative/Compound:			

DC18 (ii): No policy

The appraisal indicates that the NPPF specialist housing policies would have a neutral impacted in terms of improving health, safety and wellbeing (2), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), improving the efficiency of land use (7), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

A positive impact would be linked to objective 1 with the policy enabling an identified need/provision of housing.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
	Cumulative/Compound:			

Summary and conclusion:

The proposed policy is likely to bring about positive effects with regard to maximising housing provision and enabling the provision of housing to meet identified need in sustainable locations. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC19: Gypsies, Travellers and Travelling Showpeople

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC19 (i)	Revised policy with greater specification	+		+			+		+		+			0				+		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	++	+	+	0	+	0	0	+	+	+	+	0	0	0	0	+	+	0	0	0	0	0	+	0	0	0
DC19 (ii)	Continue current policies	-		+			+		0		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	-	+	+	0	+	0	0	+	+	+	0	0	0	0	0	0	+	0	0	0	0	0	+	0	0	0

DC19 (i): Revised policy with greater specification

The appraisal affirms the benefits of having a revised policy which responds to meeting the needs of Gypsies and Travellers, and Travelling Showpeople, as based on an up to date needs accommodation assessment, and having regard to the 2015 definition of 'Gypsy and Traveller'. It thus highlights a positive approach to seeking to meet the needs of this section of the community (1), seeks to reduce unauthorised sites by providing a policy, which benefits both the settled community and the traveller community, and benefits the character of the area (2) and (5), provides accessibility to community infrastructure (3) by seeking to locate pitches and plots in accessible locations and provide access to facilities and services; promotes travel choices (4), directs development to the most appropriate locations, and to previously developed land, and details what is expected of the applicant to demonstrate as part of the planning application (5) and (7), and seeks to respond to flood risk and promote sustainable urban drainage systems (9). The policy would have a neutral impact on sustainability objectives in seeking to protect and improve soil, water and air, and minimise noise (6); reducing consumption and waste of natural resources (8); and in support of a sustainable economic base (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local and neighbouring (extends into Reading/BDBC)	Permanent	Long
	Cumulative/Compound:	The sustainability effects are generally positive, with no negative effects noted from the appraisal. Overall, the policy is considered to have a positive effect on the long term impacts of the needs of gypsies and travellers and travelling showpeople.		

DC19 (ii): Continue current policies

The assessment has been undertaken on Core Strategy Policy CS7 and Housing Site Allocations Policy TS3.

The DCLG document 'Planning policy for traveller sites' (PPTS) (2015) amended the definitions of both 'Gypsy and Traveller' and 'Travelling Showpeople'. The current policies were predicated on the previous version of the PPTS (2012), including the previous definitions of 'Gypsy and Traveller' and 'Travelling Showpeople', and West Berkshire's Gypsy and Traveller and Travelling Showpeople Accommodation Assessment 2015.

The existing policies have a predominately neutral impact when measured against the sustainability objectives. The main negative score relate to the provision of gypsy and traveller sites (1), as they are predicated on older policies and a previous accommodation needs assessment, not representing up to date need. An overall neutral impact has been assessed against 7 as the policy did not explicitly seek to build on previously developed land, but sought to ensure the site is well designed.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local and neighbouring	Permanent	Long
	Cumulative/Compound:	The effects of the policy are largely neutral, but the existing policy would not provide housing to meet all sectors of the community as the policy is based on an earlier definition of Gypsies, Travellers and Travelling Showpeople, and on a need outlined in a previous Gypsy, Traveller and Travelling Showpeople Accommodation Assessment.		

Summary and conclusion:

The DCLG document 'Planning policy for traveller sites' (PPTS) (2015) and the NPPF (2019) requires an assessment of the current needs of Gypsies and Travellers and Travelling Showpeople and a projection of future needs. The Council has a duty to assess traveller need and plan for such need.

The current policies as set out in the Core Strategy and the Housing Site Allocations Development Plan Document are based on the previous definition of 'Gypsies and Travellers' and 'Travelling Showpeople' as set out in 'Planning Policy for Traveller Sites' dated March 2012, and based on the 2015 version of the West Berkshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Therefore, whilst the content of both existing policies (Core Strategy CS7 and Housing Site Allocations Policy TS3) have a neutral or positive impact on the sustainability objectives, the revised policy is better able to reflect the up to date PPTS, definition of 'Gypsy and Traveller' and 'Travelling Showpeople' and in response to findings and recommendations of the 2020 Gypsy and Traveller and Travelling Showpeople Accommodation Assessment. This therefore mitigates the negative score given in objective 1 for the provision of housing, particularly specialist housing. The revised policy also seeks to explicitly promote previously developed land. Therefore, the revised policy which amalgamates and updates the two existing policies is the preferred option.

DC20: Retention of Park Home Sites

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC20 (i)	Revised policy with greater specification	+		0			0		0		0			0				0		0				?		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	+	0
DC20 (ii)	Continue current policy	0		0			0		0		0			0				?		0				?		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0	0	0	?	0	0	0

DC20 (i): Revised policy with greater specification

The appraisal confirms the positive effect that will be had in terms of helping to meet the housing need for different groups in the community, and specifically low-cost home ownership. Whilst the policy principally safeguards these sites, it does allow for their loss (either in full or on part) on an exceptional basis where it would provide 100% affordable housing to meet locally identified needs. As such, it has the potential to have a positive effect in terms of providing housing stock which is better suited to meet local housing needs (1). Given that the overall thrust of the policy is to retain park home sites, the overall impact of the policy is likely to be neutral in terms of the impact on health, safety and wellbeing (2), access to community infrastructure (3), opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6), the efficiency of land use (7), use of natural resources (8). Where park home sites do come forward for redevelopment, there may be opportunities to enhance landscape character and the setting of heritage assets (5), but this effect is likely to be offset by the visual impact of park home sites which are retained. The impact on climate change is uncertain (9) given that such uses are classified as a 'highly vulnerable' use and pre-exist national planning practice guidance on flood risk. Whilst the policy will largely have a neutral effect on supporting a strong, diverse and sustainable economic base – there may be positive effects as low cost home ownership may help to attract workers to the district (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
Cumulative/Compound:		Considered cumulatively, the policy has a largely neutral effect but some uncertain effects from the appraisal in terms of the potential effects on climate change, but has positive effects in terms of meeting housing need.		

DC20 (ii): Continue current policy

It is considered the continuation of the saved policy would likely to have a neutral effect in terms of helping to meet housing need for different groups in the community (1), given that it is a more permissive policy, and will not necessarily safeguard park home sites in their entirety or provide 100% affordable housing following their redevelopment. Given that the overall thrust of the policy is to retain park home sites, the overall impact of the policy is likely to be neutral in terms of the impact on health, safety and wellbeing (2), access to community infrastructure (3), opportunities for safe and sustainable travel (4), protecting and enhancing air, water and soil quality (6),

use of natural resources (8). Where park home sites do come forward for redevelopment, there may be opportunities to enhance landscape character and the setting of heritage assets (5), but this effect is likely to be offset by the visual impact of park home sites which are retained. The impact on climate change is uncertain (9) given that such uses are classified as a 'highly vulnerable' use in flood risk terms and are such likely to have pre-dated the requirements for a sequential and exception tests in national planning practice guidance. The permissive nature of the saved policy does not however necessarily minimise the loss of high-quality agricultural land (7) given that it more readily provides for the construction of permanent residential development. It is considered that there is a neutral effect on encouraging a range of employment opportunities that meet the needs of the District (10) – it is considered the impact is neutral given that park homes as a form of low cost home ownership would not necessarily be protected by this policy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Long term
	Cumulative/Compound:	Considered cumulatively, the policy has a largely neutral effect but some uncertain effects from the appraisal in terms of the potential effects on land use and climate change.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. The saved policy in the West Berkshire District Local Plan is relatively permissive and in definitive in terms of when development would 'normally be resisted'. It is also silent in terms of whether it would provide for the partial loss of such sites, and whether a mix of affordable and market housing could be provided. As such, it does leave park home sites potentially vulnerable to speculative planning applications. It also relies on the decision maker to have an understanding of how the policy should normally be implemented.

The revised policy provides greater specification and is the preferred option.

DC21: Development of new homes above retail units

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC21 (i)	Revised policy	++		0			+		+		0			0				++		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	++	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	++	++	0	0	0	0	0	0	0	0
DC21 (ii)	Continue current policy	++		0			+		+									++								+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	B	a	b	c	d	a	b	a	b	c
		0	++	-	0	0	+			+									++	++								

DC21 (i): Revised policy

The policy provides in principle support for homes above retail units. In doing so it supports the objectives of providing sufficient homes (1) and making efficient use of land (7) Since the vast majority of such development would take place in town centres, it also supports the objectives of improved access to services (3), reducing the need to travel by unsustainable modes (4) and supporting the vitality of town centres (10). The policy is judged as neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy gives clear support for a sustainable form of residential development		

DC21 (ii): Continue current policy

The policy provides in principle support for homes above retail units, and seeks to protect against their loss. In doing so it supports the objectives of providing sufficient homes (1) and making efficient use of land (7) Since the vast majority of such development would take place in town centres, it also supports the objectives of improved access to services (3), reducing the need to travel by unsustainable modes (4) and supporting the vitality of town centres (10). A possible negative effect is noted against the health objective (2), in that the policy indicates that standards for amenity space may not need to be met in such development, which could have detrimental effects on wellbeing. Overall, though, the effects on the health objective remains neutral when factoring in other factors. The policy is judged as neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy gives clear support for a sustainable form of residential development		

Summary and conclusion:

The policy supports the development of homes on sustainable locations and development types. It produces only positive effects against the sustainability objectives, especially in its revised form. The policy should be included in the plan.

DC22: Housing Related to Rural Workers

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																												
		1		2			3		4			5			6				7		8				9		10			
DC22 (i)	Revised policy with greater specification	++		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
DC22 (ii)	Continue current policy	+		0			0		0			+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c		
		0	++	0	0	0	0	0	0	0	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++	++	0

Commentary on effect:

DC22 (i): Revised policy with greater specification

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

DC22 (ii): Continue with current policy

The policy is concerned with accommodation for rural workers. In doing so, it has the most positive effect on the sustainability objectives concerned with housing provision (1) and supporting a strong, diverse and sustainable economic base (10). While supporting such accommodation where it supports rural business needs, the policy also puts in place safeguards to ensure such accommodation is sustainable. In particular, criteria make a positive contribution to the objectives on the character and distinctiveness of the natural, built and historic environment (5), as well as promoting previously developed land (7). Against all other objectives the policy is considered to be neutral, in that it is silent on matters relating to those objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, there is an overall positive effect on housing provision and the economy of the Borough while safeguarding the rural environment into the future.		

Summary and conclusion:

The existing policy and the proposed new policy score the same against the sustainability appraisal, being very similar in tone and content. There are benefits in reviewing and bringing up to date the exact policy wording. It is therefore concluded that the new policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC23: Conversion and/or re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC23 (i)	Revised policy	+		0			0		0		+			0				+		+				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	+	0	0	0	0	0
DC23 (ii)	Continue current policy	+		0			0		0		+			0				+		+				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	+	0	0	0	0	0

Commentary on effect:

DC23 (i): Revised Policy

The policy sets out the criteria that will be applied in determining applications for conversion and/or re-use of existing redundant and disused buildings in the countryside to residential use. These relate largely to the impact on the surrounding landscape, any historic buildings and protected species (5); The support for re-use in itself contributes positively to housing supply(1), the efficient use of land (7) and minimisation of minerals resource use (8). The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

DC23 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on housing supply, environmental character, and the use of land and resources. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC24: Replacement of Existing Dwellings in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC24 (i)	Revised policy	0		0			0		0		+			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+
DC24 (ii)	Continue current policy	0		0			0		0		+			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	+

Commentary on effect:

DC24 (i): Revised Policy

The policy supports redevelopment of existing dwellings in the countryside, subject to a number of detailed criteria. The support for replacement dwelling supports the objective of reusing previously developed land (7) and the policy criteria ensure that any such development continues to make a positive contribution to the objectives of landscape character, including biodiversity and historic conservation (5), as well as to the objective of supporting the economy (10) through safeguards relating to the needs of rural enterprises. The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

DC24 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short to long term
	Cumulative/Compound:	While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be positive.		

Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on the efficient use of land and the protection of the character of the environment. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC25: Extension of Residential Curtilages

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC25 (i)	Revised policy	0		0			0		+		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC25 (ii)	Continue current policy	0		0			0		+		+			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC25 (i): Revised Policy

The policy sets out the criteria that will be applied in determining applications for the extension of residential curtilages. The criteria relate to the impact of the proposal on the surrounding area, as well as highways safety, thereby contributing positively to the sustainability objectives dealing with those matters (5 and 4).

The policy is considered neutral in all other respects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

DC25 (ii): Continue with Existing Policy

The existing policy is notably similar in tone and content to the proposed new policy. It is therefore considered to have the same sustainability effects.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a small number of developments. While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted. The overall effect is considered to be neutral.		

Summary and conclusion:

While the policy has a neutral effect on the vast majority of criteria, a few positive effects are noted, namely on the protection of the character of the environment and on safe travel. The overall effect is therefore considered to be positive. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC26: Sub-division of Existing Dwellings in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC26 (i)	New policy	++		0			+		+		+			0				++		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	0	0	0	+	0	0	+	0	+	0	+	0	0	0	++	+	0	0	0	+	+	0	0	0	0
DC26 (ii)	No policy	++		0			0		0		0			0				++		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	+	0	0	0	+	0	0	0	0

Commentary on effect:

DC26 (i): New policy

The policy supports the subdivision of dwellings in the countryside, subject to a number of detailed criteria. In doing so it supports the objective of enabling housing provision (1) and reusing previously developed land (7). It also contributes to minimising the consumption of minerals, since reuse is more efficient than new-build (9). At the same time, policy criteria ensure the safeguarding of the character of the environment (5). Criteria also place importance on the relationship of proposed sub-divisions to settlements and their shops, services and facilities. This makes a contribution to accessibility of community infrastructure (3), as well as the possibility of accessing them by sustainable modes, and thereby air quality (4, 6). The policy is considered to be neutral against all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	The policy is likely to affect only a limited number of developments, but where it is applied it is considered to have a positive effect overall in contributing to housing supply of certain types, while safeguarding the countryside.		

DC26 (ii): No policy

In the absence of this policy that Council would be relying on paragraph 79 of the NPPF. This allows for the sub-division of dwellings in the countryside, but in setting no other particular criteria for that type of development, such development would be less positive in sustainability terms

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately negative	Medium	Local	Permanent	Short-long term
	Cumulative/Compound:	Without a policy, positive effects are limited to the contribution to housing supply and the efficient use of land		

Summary and conclusion:

The policy makes a positive contribution to a greater number of objectives that would be achieved without the policy. It is recommended that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC27: Residential Extensions

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC27 (i)	Revised policy with greater specification	0		+			0		0		+			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	++	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0
DC27 (ii)	Continue current policy	0		+			0		0		+			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	+	0	0	0	0	+	+	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	

DC27 (i): Revised policy with greater specification

The appraisal finds that a revised policy would have a predominately neutral impact on the sustainability objectives. There are positive effects attributed to improving the health and wellbeing (2) and conserving and enhancing the character of the area (5). In terms of 2(a) and (c) the policy seeks quality amenity space (GI), no adverse impact on neighbour amenity, and high quality design. In terms of 5, there is particular strength in seeking high quality design, and the criteria lists specific design attributes to achieve (subservient design, consideration of window placement, materials). Some criteria goes above and beyond the existing policy. The policy seeks to conserve and enhance biodiversity features and requires development to not have an adverse impact on trees (5a) and advocates no harm to the historic setting (5c). A positive score has been given to promoting and improving the efficiency of land (7) as the policy seeks to make efficient use of existing residential land in both settlement and out of settlement areas. The policy would have no bearing in meeting the remaining sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long
	Cumulative/Compound:	Cumulatively the policy has a predominately neutral effect, and has positive effects in terms of improving the health and wellbeing, conserving and enhancing the character of the area, and improving the efficiency of land.		

DC27 (ii): Continue current policy

The appraisal finds that continuing with the existing policy, solely in relation to extensions to dwellings in the countryside (Policy C6), would have a predominately neutral impact on the sustainability objectives. By seeking to protect neighbour amenity and high quality design this contributes positively to meeting objective 2 (health and wellbeing) and 5 (conserving and enhancing the character of the area), in terms of the development's impact on its countryside location. By having a policy on extending dwellings in the countryside, an otherwise restricted location, this contributes positively to meeting objective 7 (efficiency of land) by making efficient use of land. The policy would have no bearing in meeting the remaining sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In using existing Local Plan policies, supplementary planning guidance/documents and national guidance the effects are predominately neutral. There are positive effects in terms of improving the health and wellbeing, conserving and enhancing the character of the area, and improving the efficiency of land. However, as reliance is primarily on existing guidance for residential development within settlement boundaries there is a risk that the consideration of all the points listed in the criteria are not fully taken into account or assessed.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. A new policy provides more detailed criteria, and expands to residential dwellings within settlement boundaries as a new aspect of planning policy. The existing policy does not explicitly relate to outbuildings, and a revised policy seeks to make this clearer. Previously this was limited to Core Strategy Policy CS14 ensuring a good quality of life and reliance on existing SPG on 'House Extensions' and SPD on 'Quality Design'. By amalgamating this into one policy there is more certainty in decision making and more reassurance for applicants and those affected by such developments in providing measures by which such developments are assessed by. Considering the main positive effects of a revised policy with greater specification it is considered that this is the preferred option.

DC28: Residential Annexes

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC28 (i)	New policy	0		0			0		0		0			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC28 (ii)	No policy	0		0			0		0		0			0				+		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC28 (i): New policy

The policy is focussed on residential annexes which is a new policy to West Berkshire. The policy seeks to improve and set out clear guidance the requirements for annexes within curtilages of dwellings. This includes guidance over design, function, the relationship with the main dwelling, its setting, use and impact over existing living conditions currently enjoyed by neighbouring dwellings.

As a result, all objectives for sustainability in the majority are at a neutral level for objectives 1,3,4,5,6,8,9 and 10 with a positive outcome for objective 7 (To promote and improve the efficiency of land use) in relation to maximising the use of previously developed land and buildings where appropriate.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Medium
	Cumulative/Compound:	The policy is likely to have an overall neutral effect, with some positive impacts relating to the efficient use of land, and conserving the character of the area.		

DC28 (ii): No policy

The appraisal indicates that the NPPF development policies would have a neutral impacted in terms of maximising housing provision (1), improving accessibility to community infrastructure (3), maximising forms of safe and sustainable travel (4), conserving and enhancing the natural and built environment (5) protecting and improving air, water and soil quality (6), reducing waste consumption (8), reducing emissions for climate change (9) and supporting a safe and sustainable economy (10).

Objective 7 to promote and improve the efficiency of land use is considered to have a positive impact in relation to maximising the use of previously developed land and buildings where appropriate.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	High	District	Permanent	Medium

	Cumulative/Compound:	In using existing policies and guidance there would be an overall neutral effect, with some positive effect relating to the efficient use of land and conserving the character of the area.
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Summary and conclusion:

The proposed policy is likely to bring about positive effects with regard to the efficiency of land use. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC29: Residential space standards

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC29 (i)	New policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC29 (ii)	No policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DC29 (i): New policy

The policy is focussed on the narrow topic of residential space standards which is a new policy which has come about under the nationally described space standards. The standards deal with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area (GIA) at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notable bedrooms, storage and floor to ceiling height. As a result, all objectives for sustainability are at a neutral level not contributing positively nor negatively. The single exception is the health and wellbeing objective No 2 point A whereby having adequate floor space and room would contribute towards a healthier lifestyle. As it does not support points B and C within this objective however it has come out overall with a neutral contribution.

No negative impacts have been identified.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	M	National	Perm	M
Cumulative/Compound:				

DC29 (ii): No policy

Being a brand new policy and not being comparable to the NPPF which does not include detail over space standards the proposed policy is likely to have a neutral impact overall in regard to objectives 1-10. Therefore this policy is unlikely to have neither a positive or negative impact on the SA.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Neutral	H	National	Perm	M
Cumulative/Compound:				

Summary and conclusion:

No negative effects requiring mitigation have been identified.

DC30: Residential Amenity

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC30(i)	New policy	0		+			+		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	+	+	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
DC30 (ii)	No policy	0		+			+		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	+	+	+	0	0	0	0	+	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effects:

DC30 (i): New policy

The appraisal finds that a new policy would have a predominately neutral impact on the sustainability objectives. There are positive effects attributed to improving the health and wellbeing (2) and accessibility to community infrastructure (3). The positive score is in response to seeking to improve the quality of life for residents, for existing and future users of land and buildings, and responds to current national government policy on ensuring natural light is provided and internal accommodation is of an adequate size. Non-residential uses will also be considered. Good size amenity space (gardens) seek to ensure that this element of green infrastructure is provided, thereby giving a positive score to 2 and 3 of the sustainability objectives. There would be a positive effect on the sub-objective of 10 to support the viability and vitality of town and village centres to ensure that development is appropriately located, extending to residential uses and in some cases non-residential uses. Overall, the policy is found to have a neutral impact on 10, as this aspect provides only limited contribution to the overall objective. The appraisal found that the policy would have a neutral impact on all of the remaining objectives, as the policy topic would have no bearing on those sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	Local	Permanent	Short to long term
	Cumulative/Compound:	Cumulatively the policy has a predominately neutral effect on sustainability objectives, and has positive effects in terms of improving health and wellbeing and accessibility to community infrastructure.		

DC30 (ii): No policy

A no policy approach would mean relying on national guidance, other Local Plan policies such as LPR Design Principles, and guidance outlined in Supplementary Planning Guidance and Documents. The appraisal recognises that there would be an overall neutral impact on most of the sustainability objectives, with positive effects being attributed to improving health and wellbeing (2) and accessibility to community infrastructure (3). The positive score is in response to existing policies and supplementary planning guidance/documents seeking to protect and improve existing and future residents' quality of life and improved green infrastructure through appropriately sized amenity space (2 and 3). Existing policies and guidance do not necessarily apply to non-residential uses or follow up to date national policy guidance, thus explaining the + rather than ++ scores in assessing a new policy. Existing policies are quite generalised in terms of quality of life, with reliance on existing supplementary planning

guidance/documents. The appraisal found that the policy would have a neutral impact on all of the remaining objectives, which again, given the policy topic would have no bearing on those sustainability objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Short to long term
	Cumulative/Compound:	In using existing Local Plan policies, supplementary planning guidance/documents, and national guidance the effects are predominately neutral, with some positive effects. However, reliance is on existing guidance rather than policy, and therefore there is a risk that the consideration of residential amenity is not fully taken into account or assessed.		

Summary and conclusion:

No negative effects requiring mitigation have been identified in either alternative. A new policy brings together existing policy and guidance in to one place, extends its application to non-residential uses, and includes up to date national policy guidance (daylight in habitable rooms and space standards). A new policy provides specific criteria by which new development will be assessed, benefitting existing and future residents, and in some cases non-residential uses, and provides more certainty in decision making. For this reason the new policy is the preferred option.

DC31: Designated Employment Areas

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC31 (i)	Revised policy with greater specification	0		0			0		0		0			0				+		0				0		+		
		a	b	a	b	c	a	b	A	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DC31 (ii)	Continue current policy	0		0			0		?		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DC31 (i): Revised policy with greater specification

The appraisal affirms that there would be a positive effect in terms of building a strong, diverse and sustainable economic base (10) particularly in terms of protecting the District's Designated Employment Areas from non-employment uses. It is considered that there is a significantly positive effect in terms of ensuring the District's employment land is used effectively and efficiently. This is similarly reflected as a positive effect against objective 7 in terms of promoting and improving the efficiency of land. The policy does however have a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). There is also considered to be neutral effect in terms of maximising opportunities for safe and sustainable travel (4) for business uses proposed outside the District's Designated Employment Areas. This is because the policy precludes development which would result in a vehicular conflict with surrounding uses, and would only permits uses outside these areas where there is sufficient highway capacity.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect, but has positive effects in terms of meeting economic development needs and promoting and improving the efficient use of land.		

DC31 (ii): Continue current policy

It is considered that the current policy has a positive effect in terms of meeting the District's economic development needs (10). Whilst the policy identifies a need to retain a balanced portfolio of employment sites, it does not specifically protect them or resist their loss to other uses. As such, there is a neutral effect in terms of promoting and improving the efficient use of land (7). Otherwise the policy has a largely neutral effect in terms of enabling housing provision (1), improving health, safety, and wellbeing (2), improving accessibility to community infrastructure (3), conserving and enhancing the natural, built and historic environment (5), air, water and soil quality and noise levels (6), reducing consumption and waste of natural resources (8) and reducing emissions contributing to climate change (9). There is, however considered to be an uncertain effect in terms of maximising opportunities for safe and sustainable travel (4). This is because unmanaged growth could lead to additional traffic and road safety concerns, but development would also have the potential to improve road safety.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	High	District	Permanent	Medium term
	Cumulative/Compound:	Considered cumulatively, the policy has largely a neutral effect but some uncertain effects from the appraisal in terms of safe and sustainable travel, but has positive effects in terms of meeting economic development needs.		

Summary and conclusion:

No negative effects requiring mitigation has been identified in either alternative. The current policy in the Core Strategy indicates that their continued designation, role and boundaries will be reviewed over the plan period suggesting there is some flexibility to release the portfolio of sites to other uses. The policy does not specify the criteria that non B uses should address in terms of demonstrating that they would not substantially prejudice the strategy. It is therefore dependent on the decision maker to assess the role and function of an employment area and the compatibility of non B uses.

The revised policy provides greater specification and is the preferred option. It makes clear the protection of designated employment areas and provides a clear criteria for the decision maker to assess the suitability of proposals for non B uses.

DC32: Supporting the Rural Economy

		Sustainability Objectives with sub-objectives and Effects																											
Option No.	Option	1		2			3		4		5			6				7		8				9		10			
DC32 (i)	Revised policy with greater specification	0		0			+		0		+			0				+		0				0		++			
		a	b	a	b	c	c	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++
DC32 (ii)	Continue current policy	0		0			+		0		+			0				+		0				0		++			
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c	
		0	0	0	0	0	+	0	0	0	+	+	+	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	++

Commentary on effect:

DC32 (i): Revised policy with greater specification

The policy is concerned with supporting the rural economy. In doing so, it has the most obvious effects on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also supports access to services for rural populations (3) by supporting business expansion and diversification in rural areas. The policy contains a number of criteria that all development relating to rural enterprise has to meet, thereby putting in safeguards against development which might be considered unsustainable in relation to the objectives of character and distinctiveness (5), the efficient use of land (7), thereby making a positive contribution to these objectives. The policy is limited in its effects on the objectives of housing delivery (1), health & wellbeing (2), safe and sustainable travel (4), air, water and soil quality (6), waste (8) and climate change (9), having no particular provisions which affect these criteria. The policy therefore is considered to be neutral against these objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together there is a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

DC32 (ii): Continue current policy

Compared to the main policy this proposed policy is replacing – CS10 – the current policy has fewer safeguards in regard to the environment than the proposed policy, and therefore would score less well. However, the proposed policy must also be compared with the more detailed policies ENV16, ENV19 and ENV27, which set out detailed safeguards and requirements for rural commercial development. Taken together, these policies achieve the same neutral and positive effects as the proposed new policy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together the suite of policies has a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

Summary and conclusion:

The proposed policy is an amalgamation of a number of policies in the previous plan. It seeks to achieve the same overall aims, and therefore has similar sustainability effects to those policies. In sustainability terms, either approach is valid, but overall it is considered that the revised policy is more effective, in that it presents the requirements all in one place.

No negative effects requiring mitigation have been identified.

DC33: Previously Developed Land in the Countryside

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC33 (i)	New policy	0		0			+		+		++			0				++		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	+	+	0	+	+	++	++	+	0	0	0	0	++	++	0	0	0	0	0	0	+	++	+
DC33 (ii)	No policy	0		0			+		+		+			0				+		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	+	0	0	+	+	+	+	0	0	0	0	+	+	0	0	0	0	0	0	+	+	+

DC33 (i): New policy

The appraisal affirms the benefits of having a specific policy which advocates using previously developed land in the countryside for projects which contribute to the rural economy and the likely needs of the rural community. It highlights particular strength in the policy with regard to conserving and enhancing the character and distinctiveness of the environment (5); the promotion and efficient use of land, and ensuring that the type and amount of development is appropriate in its setting (7). In consideration of objective 5 the policy has a particular focus on protecting the character of the site and locality, seeking to ensure that the redevelopment is appropriate in its setting, including protecting heritage assets. This is why the policy is scored as having a significantly positive effect on this sustainability objective. In terms of objective 3 (community infrastructure) an overall positive score was given as proposals assessed under the policy would provide better access in rural areas to services and facilities, depending on the nature of the proposal, which is considered to have more of an effect on the sustainability objective than development of access to IT facilities. The policy is positive in seeking to promote safe and sustainable travel choices (4), taking into account the accessibility of the location; and in seeking to support a strong economic base (10), specifically in regard to strengthening the rural economy.

The neutral impacts would be in the provision of housing to meet an identified need (1), as this policy is directed to proposals benefiting the rural economy and community; and to improve the health, safety and wellbeing (2). Although, it is considered that the proposal will foster a sense of place and beauty, this does not present an aggregated positive impact on the objective when considering the other sub-objectives. There is a neutral impact on the protection of soil, water and air, and against noise (6), the management and use of natural resources (8) and responding to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In either significantly positively or positively affecting the majority of sustainability objectives and with no negative effects noted from the appraisal, there is an overall positive effect on the objectives of the long term policy to manage the redevelopment of existing buildings and land within the countryside.		

DC33 (ii): No policy

Most of the effects are assessed as positive, with no significant positive effects, largely because of reliance on national guidance and other Local Plan policies. Without a policy including the specific criteria the quality of development may not be as high as it would with a local policy. The existing Core Strategy (Policies ADPP1, ADPP5, CS9, CS10, CS13, CS14, and CS19), and relevant policies in the NPPF seek high quality design, gives greater weight to those developments on previously developed land which benefit the rural economy, conserve and enhance the character of the area and the AONB, protect heritage assets, and locate development in sustainable locations. For these reasons the existing policies and guidance has a positive effect on the sustainability objectives 3, 4, 5, 7 and 10.

The neutral impacts would be in the provision of housing to meet an identified need (1), as this policy is directed to proposals benefiting the rural economy and community; and to improve the health, safety and wellbeing (2); on the protection of soil, water and air, and against noise (6); the management and use of natural resources (8); and responding to climate change (9).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Short to long term
	Cumulative/Compound:	In positively affecting the majority of sustainability objectives and with no negative effects noted from the appraisal, there is an overall positive effect on the objectives of the long term policy to manage the redevelopment of existing buildings and land within the countryside.		

Summary and conclusion:

Including a policy for the redevelopment of previously developed land in the countryside responds to national policy guidance on the sustainable growth of rural businesses, through well designed new buildings, whilst also seeking to protect and enhance the qualities of the rural environment. The provision of detailed criteria by which to plan for proposals and for decision making seeks to ensure that development which benefits the rural economy and community needs is located in appropriate accessible places, are of high quality design, protect heritage assets, and are appropriate within their landscape setting (in terms of the site and the locality). Detailed criteria provides more certainty in decision making as to the principle of development, and specifics of how on-site factors influence the amount and type of development. There are no negative effects requiring mitigation.

DC34: Equestrian/Racehorse Industry

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																														
		1		2			3		4		5			6				7		8				9		10						
DC34 (i)	Revised policy with greater specification	0		+			0		0		+			0				+		0				0		++						
		a	b	a	b	c	c	b	a	b	c	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c				
		0	0	+	0	0	0	0	+	0	+	+	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	++	++	++	
DC34 (ii)	Continue current policy	0		0			0		0		+			0				0		0				0		++						
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c				
		0	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0

Commentary on effect:

DC34 (i): Revised policy with greater specification

The policy is concerned with supporting the equestrian and racehorse economy in the borough. In doing so, it has the most obvious effect on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also includes safeguards in relation to the impact of such development on the environment (5). In addition, requirements in the policy to ensure good access to tracks and bridleways supports the health objective (2) and that of safety in transport (4). A requirement to consider the reuse of buildings first contributes to the objective of efficient use of land (7). Since the policy is focused on a very particular type of development, it is considered to have a neutral effect on all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, together there is a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

DC34 (ii): Continue current policy

Existing Policy CS12 'Equestrian/Racehorse Industry' is concerned with supporting the equestrian and racehorse economy in the borough. In doing so, it has the most obvious effect on the sustainability objective concerned with supporting a strong, diverse and sustainable economic base (10). It also includes safeguards in relation to the impact of such development on the environment (5). Since the policy is focused on a very particular type of development, it is considered to have a neutral effect on all other objectives.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permanent	Long Term
	Cumulative/Compound:	In having only positive or neutral effects on all the objectives, the policy has a positive effect on the economy of the Borough while safeguarding the rural environment into the future.		

Summary and conclusion:

Both policies are neutral in regard to the majority of objectives, in that they are focussed on a very particular type of development. The proposed new policy goes further in setting out clear criteria that safeguard the rural environment. It is therefore considered to be stronger in sustainability terms than the existing policy.

No negative effects requiring mitigation have been identified.

DC35: Transport Infrastructure

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6			7		8				9		10			
DC35 (i)	New Transport Infrastructure Policy	+		+			++		++		0			+			+		0				++		+			
		a	b	a	b	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	++	0	0	++	0	++	++	+	0	0	++	0	0	+	+	+	+	0	0	-	++	+	+	+	+
DC35 (ii)	Retain existing saved policy TRANS1	+		0			+		+		0			0			+		0				0		+			
		a	b	a	B	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	+	+	0	0	+	0	0	++	-	0	0	+	0	0	0	+	+	0	0	0	-	-	0	+	+	+
DC35 (iii)	No transport infrastructure policy option	0		0			-		--		-			-			0		0				-		-			
		a	b	a	b	C	A	b	a	b	a	b	c	a	B	C	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	-	0	0	-	0	-	-	-	0	-	-	-	0	0	0	0	0	-	0	0	0	-	0	-	-

Commentary on effect:

DC35 (i): New Transport Infrastructure Policy

The appraisal highlights the benefits of having a policy to guide the identification and development of new transport infrastructure to support new proposals for new development. The new policy provides a greater emphasis on developing safe and more sustainable forms of travel, such as Active Travel (2 & 4) and Public Transport (4) to help mitigate the transport demand arising from new development. The new policy also includes emphasis on wider environmental issues, such as climate change and the need to reduce greenhouse gas emissions (9) through the development of sustainable modes along with a need to provide infrastructure, such as electric vehicle charge points to support the uptake of zero emission vehicles (8) that will occur over the lifetime of the plan. The focus on improving sustainable modes and encouraging zero emission vehicles will in turn provide benefits relating to local air quality (6) and wider natural and built environment issues (5).

The new policy will also ensure new transport infrastructure will also assist in informing the location of new residential developments (1) and improving the efficiency of land use (7). It will help to sustain and enhance West Berkshire's economic base by improving access to employment areas and town and village centres (10).

The new policy will also improve accessibility by all modes to important community infrastructure, such as education and health (3).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	Together the effects of this policy is positive. The development of active and sustainable transport infrastructure and infrastructure to support the uptake of zero emission vehicles supports the Council's Environment Strategy. The only negative relates to the potential use of minerals in the construction of new transport infrastructure.		

DC35 (ii): Retain existing Saved Policy

The existing Saved Policy is underpinned by a parking supply and management approach that supports sustainable travel and consistent with Government transport planning guidance at the time of drafting. The appraisal highlights strength within the policy towards developing sustainable travel modes of walking, cycling and public transport (2 & 4) and in terms of accessibility to local facilities (3). It also highlights strengths with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in promoting and improving the efficiency of land use (7) and help to sustain and enhance West Berkshire's economic base by improving access to employment areas and town and village centres (10).

However, the Saved Policy was drafted some time ago and does not take into account current wider issues relating to climate change and the need to reduce greenhouse gases and the role that transport has in helping to achieve this. Therefore, the policy is extremely weak in terms of environmental issues with negative scores in its ability to respond to the need to tackling climate change (5) and reducing emissions and ensure adaptation measures are in place to respond to climate change (9). This reduces the ability of the policy to address local air quality and neutral in protecting soil and water quality and minimising noise.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	The policy is positive in terms of developing sustainable and active modes of travel. However, the lack of climate change and environment issues attract negative and neutral scores.		

DC35 (iii): Have no Transport Infrastructure policy

The appraisal indicates that an option of having no specific Transport Infrastructure policy could have negative impacts. There would be weaknesses in terms of developing sustainable and active travel options (4) and helping to inform the location of housing developments (1) and in developing a strong, diverse and sustainable economic base (10). This in turn would have negative impacts in terms of promoting healthy, active travel (2), addressing local air quality issues (6), improving accessibility to essential community infrastructure (3) and protecting the natural and built environment in the district (5).

A lack of policy would also fail to secure the necessary transport infrastructure to tackle wider issues relating to climate change, reducing greenhouse emissions and addressing the Council's own declared Climate Emergency. This would include a failure to ensure the development of infrastructure to support the uptake in zero emission vehicles (9) and the adoption of energy efficient technologies.

Having no policy would largely be neutral in terms of promoting and improving the efficiency of land use (7) and reducing waste, water consumption and the use of minerals (8).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local	Permanent	Long
	Cumulative/Compound:	Having no policy would have a negative impact as there would be a failure in providing the transport infrastructure required to mitigate the impact of new development. This may result in undesirable increase in vehicle traffic and resultant congestion and a lack of travel choice. This would have an impact on accessing new residential and employment development and have an impact on the local environment (e.g. fails to improve local air quality).		

Summary and conclusion:

The new Transport Infrastructure policy has been developed to reflect relevant transport and environmental issues at the time of drafting, with a greater emphasis being placed on active and sustainable forms of travel, building on from the approach of the previous saved policy. The saved policy was also reliant on the application of maximum parking standards, which were formally abolished by central Government in 2011.

However, the former saved policy does not consider the environmental issues relating to transport, including the climate change agenda and the need for decarbonisation in the transport sector. This is covered in the new policy by the support for the development of infrastructure relating to zero emission vehicles (such as charging points for private residences and businesses and development of wider public charging networks). The only negative score relates to the consumption of minerals, which are likely to be in the form of aggregates associated with highway improvements, new footways and cycleways.

An option of having no transport infrastructure policy scores badly as it will potentially fail to ensure that the appropriate transport infrastructure is provided by new development, which could reduce the ability for sustainable travel patterns and lead to undesirable increases in vehicle use.

DC36: Parking and Travel Plans

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC36 (i)	Revised and consolidated policy with greater specification	++		++			+		++		+			++				+		+				++		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	++	0	++	+	0	++	++	+	+	+	++	++	++	++	+	+	++	+	+	+	+	++	+	0	+
DC36 (ii) (CS13 / TRANS1)	Continue current policies	++		+			+		+		+			+				+		0				+		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		+	++	++	0	+	+	0	+	+	+	+	+	+	+	+	+	+	+	+	0	0	0	+	+	0	+	+

Commentary on effect:

DC36 (i): Revised and consolidated policy with greater specification

This appraisal affirms the benefits to be derived from sustainable parking and travel plans with a high likelihood of having a significantly positive effect on the sustainability of development for a long time. The appraisal highlights particular strength in the policy with regard to enabling the provision of housing to meet identified need in sustainable locations (1), in improving health, safety and wellbeing and reducing inequalities (2), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6) and in reducing emissions contributing to climate change as well as ensuring adaptive measures are in place responding to climate change (9).

The policy is also strong in its support for improving accessibility to community infrastructure (3), in ensuring that the character and distinctiveness of the natural built and historical environments are conserved and enhanced (5), in promoting and improving the efficiency of land use (7), in reducing the consumption and waste of natural resources and the efficient management and use of land (8) and supporting a strong diverse and sustainable economic base that meets identified needs (10).

This policy is appraised as being neutral in respect of its impact in reducing the levels and fear of crime and anti-social behaviour (2b), in supporting the development of access to IT facilities and broadband, particularly in rural locations (3b), and in encouraging a range of employment opportunities that meet the needs of the District.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	High	Local and neighbouring	Permanent	Long term
	Cumulative/Compound:	In positively affecting the majority of the objectives and with no negative effects noted from the appraisal, together there is a significantly positive effect on the quality of life for residents and the environment into the future.		

DC36 (ii) (CS13 / TRANS1 (Appendix 5)) (ii): Continue current and legacy policies

This appraisal affirms the benefits to be derived from sustainable parking and travel policies with positive effects on the sustainability of development over time.

The appraisal highlights particular strengths in the policies with regard to enabling the provision of housing to meet identified need in sustainable locations (1),

The policies are also strong in their support for in improving health, safety and wellbeing and reducing inequalities (2), improving accessibility to community infrastructure (3), in promoting and maximising opportunities for all forms of safe and sustainable travel (4), in ensuring that the character and distinctiveness of the natural built and historical environments are conserved and enhanced (5), in protecting and improving air, water and soil quality and minimising noise levels throughout West Berkshire (6), in promoting and improving the efficiency of land use (7), in reducing emissions contributing to climate change as well as ensuring adaptive measures are in place responding to climate change (9) and supporting a strong diverse and sustainable economic base that meets identified needs (10).

This policies are appraised as being neutral in respect of reducing the consumption and waste of natural resources and the efficient management and use of land (8)

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
	Medium	Local	Permanent	Long term
	Cumulative/Compound:	Together the effects from the policy is positive but the generality of the policy places at risk the realisation of a sustainable transport network supporting the Environmental Strategy in response to the declaration of a Climate Emergency.		

Summary and conclusion:

This policy (DC36) replaces the following policies and aims to consolidate the related areas of parking and travel plans into one policy.

- It takes the existing Policy P1 on Residential parking from the Housing Site Allocations DPD and widens it out to include non-residential development and talks about travel plans for both residential and non-residential applications.
- Previously (and certainly prior to Policy P1 coming about) travel plans were referenced in [Policy CS 13](#) of the Core Strategy. This referred to national guidance which has now been withdrawn.
- The actual car parking standards for new development (non-residential) were dealt with via a legacy policy [TRANS1](#) with reference to an appendix ([Appendix 5](#)) which gave some maximum parking standards.

While no negative effects requiring mitigation have been identified in either alternative, it is clearly preferable to bring travel plans and parking together into a new policy that will bring about the desired high level of sustainability impact. The revised policy provides for greater strength in support of the Environmental Strategy in response to the Council’s declaration of a Climate Emergency and is the preferred option. The policy can be strengthened still further by supplementary information and the continuous development of Parking and Travel Plan Strategies.

DC37: Public Open Space

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC37 (i)	Revised policy with greater specification	0		++			+		+		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	+	++	+	0	0	+	++	+	0	+	+	0	0	0	0	0	0	0	0	+	+	0	0	0
DC37 (ii)	Continue current policies	0		++			+		+		+			0				0		0				+		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	++	+	++	+	0	0	+	+	+	0	+	+	0	0	0	0	0	0	0	0	+	+	0	0	0

Commentary on effect:

DC37 (i): Revised policy with greater specification

The policy performs well against the health, safety and wellbeing objective (2) and access to community infrastructure (3), as it requires public open space to be provided in all larger developments, making such spaces accessible close to people's homes. Within that requirement, the policy includes provisions regarding the design quality of these spaces, expecting them to be attractive, multi-functional, inclusive and safe. The policy also requires that the spaces created should be safely accessible by sustainable modes, adding to the sustainable travel objective (4), and for the spaces to make a contribution to biodiversity net gain (5). Open spaces and the planting within them make a positive contribution to air quality (6) as well as to reducing and adapting to the effects of climate change

Being focussed specifically on the provision of public open space in new developments, the policy has no impact on a number of the sustainability objectives, namely those relating to the provision of housing (1), efficient use of land (7), reduction of waste (8) and the economy (10), although even within these, some of the criteria may be noted as being somewhat positively affected by the policy (for example the attractiveness of the district to workers and inward investors under objective 10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	permanent	Long term
	Cumulative/Compound:	Taken together the expected effects of the policy are positive for people and the environment		

DC37 (ii): Continue current policies

The proposed policy replaces three policies in the existing plan. The policies performs well against the health, safety and wellbeing objective (2) and access to community infrastructure (3), as they require public open space to be provided in all larger developments, making such spaces accessible close to people's homes. The policy also requires that the spaces created should be safely accessible by sustainable modes, adding to the sustainable travel objective (4), and for the spaces to be compatible with wildlife conservation (5). Open spaces and the planting within them make a positive contribution to air quality (6) as well as to reducing and adapting to the effects of climate change

Being focussed specifically on the provision of public open space in new developments, the policy has no impact on a number of the sustainability objectives, namely those relating to the provision of housing (1), efficient use of land (7), reduction of waste (8) and the economy (10), although even within these, some of the criteria may be noted as being somewhat positively affected by the policy (for example the attractiveness of the district to workers and inward investors under objective 10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	High	Local	Permament	Long term
	Cumulative/Compound:	Taken together the expected effects of the policy are positive for people and the environment		

Summary and conclusion:

In sustainability terms both the proposed new policy and the existing policies are acceptable, making a mainly positive contribution. Overall it is considered that the revised policy is more effective, in that it presents the requirements all in one place. The review has also made it possible to update some terminology such as referring to biodiversity net gain, rather than conservation, giving a higher score for the biodiversity sub-objective (5)(a).

DC38: Promotion of FTTP (fibre to premises)

		Sustainability Objectives with sub-objectives and Effects																										
Option No.	Option	1		2			3		4		5			6				7		8				9		10		
DC38 (i)	New policy	0		+			++		0		0			+				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	+	0	0	+	++	0	0	0	0	0	++	0	0	0	0	0	0	0	0	0	-	0	0	++	++
DC38 (ii)	No policy	0		0			0		0		0			0				0		0				0		0		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	C
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Commentary on effect:

DC38 (i): New policy

The policy is focussed on the narrow topic of broadband provision in new development and therefore has no effect on many of the sustainability objectives. It does however make a contribution to objectives relating to health & wellbeing (2), Accessibility to community infrastructure (3), amenity & pollution (6) and the economy (10).

The policy requires the installation of the fastest viable broadband connection in new residential and commercial development. This will help to reduce inequalities of broadband access, which in turn will make a contribution to wellbeing through better access to facilities and services and to economic opportunities. Well connected homes and businesses will increase the attractiveness of West Berkshire as a place to live and do business. Well connected homes make working from home a more viable option, making more efficient use of employment land, and reducing the need to travel, which in turn may improve air quality. Notably, the policy has a strong positive on objective 3, which deals specifically with access to services and facilities, including through the internet.

One possible negative effect has been identified against the sub-objective of reducing the use of minerals, since broadband requires the use of mineral resources for its cabling. However, the policy is only considered to make a very minor negative contribution, since broadband is likely to be installed regardless of the policy (the policy's focus being on installation at the time of development). Overall, the assessment against objective 8 remains neutral.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately positive	H	Local	Temp	M
Cumulative/Compound:		The individual effects in combination do not compound the significance		

DC38 (ii): No policy

There are unlikely to be negative effects from not having the policy, but without the policy the positive effects may not be achieved, since there are no requirements for super-fast broadband in national planning policy. Without a policy, it would therefore be up to individual developers to decide whether or not to provide fibre to the premises, or alternative high speed options, and some may choose not to, which would result in some of the positive effects not being realised.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
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Predominately neutral	H	Local	Temp	M
	Cumulative/Compound:	The individual effects in combination do not compound the significance		

Summary and conclusion:

The proposed policy is likely to bring about positive effects with regard to community connectivity, access to services, the economy and indirectly air quality. These effects are more likely to occur with the policy than without. It is concluded that the policy should be included in the plan.

No negative effects requiring mitigation have been identified.

DC39: Local shops, farm shops and community facilities

Option No.	Option	Sustainability Objectives with sub-objectives and Effects																										
		1		2			3		4		5			6				7		8				9		10		
DC39 (i)	Revised policy	0		0			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	++	0	0	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+
DC39 (ii)	Continue current policy	0		0			++		++		0			0				0		0				0		+		
		a	b	a	b	c	a	b	a	b	a	b	c	a	b	c	d	a	b	a	b	c	d	a	b	a	b	c
		0	0	0	0	0	++	0	0	++	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	+

Commentary on effect:

DC39 (i): Revised policy with greater specification

The policy gives support to the provision and retention of shops, services and facilities close to where people live. In doing so, it supports the sustainability objectives of easy access to community infrastructure (3) and sustainable forms of travel (4), and thereby makes a small contribution to air quality also (6). While the protection element of the policy could be considered restrictive for business, and therefore negative against the economy objective (10), however, on balance, maintaining good access to services helps make the settlements more attractive places for people to live, and supports their vitality, all contributing to a strong economy.

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local-regional	Permanent	Short-long
	Cumulative/Compound:	The sustainability effects are largely neutral, but produce positives in terms of people's access to services, and a positive effect overall, which is likely to have effect as long as the policy remains in place.		

DC39 (ii): Continue current policy

The policy supports the provision and retention of local and village shops. In doing so, it supports the sustainability objectives of easy access to community infrastructure (3) and sustainable forms of travel (4), and thereby makes a small contribution to air quality also (6). It also supports farm shops, as long as they would not harm the vitality of nearby village shops. In doing so it supports the rural economy, while safeguarding the vitality of villages (10).

Overall effect:	Likelihood: (L,M,H)	Scale: (Local↔National)	Duration: (Temp, Perm)	Timescale: (S, M, L term)
Predominately neutral	Medium	Local-regional	Permanent	Short-long term
	Cumulative/Compound:	The sustainability effects are largely neutral, but produce positives in terms of people's access to services, and a positive effect overall, which is likely to have effect as long as the policy remains in place.		

Summary and conclusion:

The policy has a positive effect on people's lives in terms of access to services, with associated benefits for the environment and the economy. The revised policy goes further than the existing one, in that it extends to the protection of community facilities. While the sustainability benefits are the same, within the parameters of each policy, the revised policy is considered stronger due to its wider reach. No negative effects requiring mitigation have been identified. The revised policy should be included in the plan.