

Appendix 8c SA/SEA of Employment Sites

Contents

ALD3 Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston (Industrial – B2/B8).....	2
ALD6 Land off Benyon Road, Easter Park, Aldermaston (Mixed employment use – Eg/B2/B8).....	5
ALD8 Land south of Youngs Industrial Estate, Paices Hill, Aldermaston (Industrial – B2/B8).....	7
ALD10 Strawberry Farm, Burghfield Road, Tadley (Offices - Eg).....	11
Part BEEN3/part BEEN5 Beenham Landfill, Pips Way, Beenham (Industrial - B2/B8).....	14
BEEN10 Northway Porsche, Grange Lane, Beenham (Mixed Employment Uses - Egiii/B2).....	17
BRIM3 Larkwhistle Farm, Brimpton Road, Brimpton (Mixed Employment Use).....	20
BUR12 Land at Green Park, Kirtons Farm Road, Reading (Office - Eg).....	23
BUR14 Herons Nest, Station Road, Theale (Mixed Employment Use).....	27
CHI9 The Old Nursery, Bradley Court Lane, Chieveley (Mixed Employment Use).....	30
LAM6 Land west of Ramsbury Road, Walkers Logistics Holding Ltd, Membury, Lambourn Woodlands (Industrial - B2/B8).....	33
LAM10 Land south of Trinity Grain, Ramsbury Road, Membury (Mixed Employment Uses).....	36
MID5 Land east of Colthrop Industrial Estate, south of A4 Bath Road, Thatcham (Industrial - B2/B8).....	39
PAD4 Land adjacent to Padworth Waste Centre, Padworth Land, Lower Padworth (Industrial - B2/B8).....	42
SM8 Perrins Farm, Beech Hill, Mortimer (Office - Eg).....	45
THA24 Land at Lower Way Farm, Thatcham (Office - Eg).....	48

ALD3 Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston (Industrial – B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	-	The site is adjacent to a Grade II listed building.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts on the listed building.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	Site is already developed therefore, unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is already developed therefore, unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The site is a brownfield site proposed for redevelopment.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		

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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	0	The site is a brownfield site looking to redevelopment, therefore, there should be no impact on water consumption/reuse	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is on the edge of the Mineral Safeguarding Area, consideration of potential for extraction would be required to ensure mineral is not sterilised.	Further consideration of the proximity to the mineral resource would be required.	
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	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is an existing employment site, proposing redevelopment which could result in more effective and efficient use of land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.					

ALD6 Land off Benyon Road, Easter Park, Aldermaston (Mixed employment use – Eg/B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to housing needs.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI.	The site may be able to provide some GI as part of any development proposals.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is unlikely to increase opportunities for walking, cycling or public transport due to its rural location.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements should deliver a positive impact.	Development of the site should result in biodiversity net gain which would result in an overall positive impact on environmental sustainability.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	0	Unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	0	Unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		The site is a greenfield site, so there would be a negative impact on environmental sustainability. Mitigation measures would be able to minimise the impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
8: To reduce consumption and	8(a): To reduce energy use and promote the	?	Opportunities for sustainable / renewable technology would	Measures would be encouraged and requirements set out in	Due to the unknown final use of the site there is an overall

waste of natural resources and manage their use efficiently.	development and use of sustainable /renewable energy technologies, generation and storage		depend on the final use of the site.	policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	unknown impact on environmental sustainability. Policies in the plan should ensure there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	The site is in a mineral safeguarding area, without consideration of prior extraction sterilisation of the mineral could occur.	A Mineral Resources Assessment would be required to determine the impact of development of the site on any underlying mineral.	
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	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive impact on economic sustainability.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature therefore, unlikely to impact on the viability and vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term

The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, however, policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car. The site is also a greenfield site, which will result in negative impacts on environmental sustainability.

ALD8 Land south of Youngs Industrial Estate, Paices Hill, Aldermaston (Industrial – B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on	Justification for assessment	Mitigation / Enhancement	Comment
--------------	------------------	----------------------	------------------------------	--------------------------	---------

		SA Objectives			
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment uses and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely here will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI.	Improvements to GI could be provided through the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment uses therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		

4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	There are limited opportunities for walking, cycling or public transport due to the rural location of the site.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in positive impacts for biodiversity.	Development of the site would have a neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	As a former landfill site the impact on environmental sustainability would depend on how the site is dealt with. Retaining the cap as it is and other mitigation measures will ensure no negative impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	?	The site is a former landfill site depending on how the site is dealt with there could be an impact on soil quality.	The site has been capped and there the site promoter has indicated that any development would not disturb the cap. This should mitigate any potential negative impacts.	
	6(d): To maintain and improve water quality	?	The site is a former landfill site. Depending on how the site is dealt with there could be an impact on water quality.	The site has been capped and there the site promoter has indicated that any development would not disturb the cap. This should mitigate any potential negative impacts.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	Site is previously developed land and has been in use as a raceway with associated buildings.		The site is previously developed land and as a result development of the site would result in positive economic and possibly

	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		environmental sustainability impacts.
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown final use of the site there is an unknown impact on environmental sustainability. Policies in the plans should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	0	The site is a brownfield site looking for redevelopment, therefore, there should be no impact on water consumption/reuse.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	Unlikely to impact on consumption of minerals.		
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	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature therefore, unlikely to impact on the viability and vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield which also result in a positive sustainability impact through making best use of existing land. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown. Policies in the plan and specific policy wording (if allocated) should ensure there are no negative impacts, and					

could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.

ALD10 Strawberry Farm, Burghfield Road, Tadley (Offices - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	The site may be able to provide some GI as part of any development proposals.	
3: To improve accessibility to	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		

community infrastructure	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	Impact on road safety would depend on the proposed use.	Should the site be allocated for development a TA would be required setting out how safe access would be provided.	
	4(b): To increase opportunities for walking, cycling and use of public transport	? / +	The site is close to residential development (Tadley), therefore, there may be opportunities for walking, cycling.	Travel Planning measures could be included within any development that takes place to ensure take up.	
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	0	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in biodiversity benefits.	Development of the site would have a neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for impacts on noise depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	0	Unlikely to be an impact on soil quality		
	6(d): To maintain and improve water quality	0	Unlikely to be an impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		The site is a greenfield site therefore, there is potential for a negative impact on environmental sustainability.
	7(b): To apply sustainable densities of land use	0	Unlikely to impact on densities of land use as standard density/plot		

	appropriate to location and setting.		ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	The final use of the site is unknown, which means that there is an unknown impact on environmental sustainability. Mitigation would need to be provided to ensure there are no negative impacts.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is shown to be underlain by sand and gravel. Consideration of prior or incidental extraction is required.	A Minerals Resource Assessment would be required to support any application coming forward on the site. Where mineral is present extraction would be sort.	
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	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is adjacent to an area of existing employment use		
	10(c): To support the viability and vitality of town and village centres	? / +	The site is close to Tadley, so while development here would not support the viability and vitality of town and village centres in West Berkshire it may help to support the Tadley.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Long Term	Permanent	
The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. As the final use of the site is unknown there are a number of unknown sustainability impacts particularly in relation to environmental sustainability. Mitigation measures will be required to ensure no negative impacts result from development of the site. There are potential negative impacts in relation to the development of a greenfield site and in relation to traffic movements to/from the site. However, with appropriate mitigation the overall impact should be neutral.					

Part BEEN3/part BEEN5 Beenham Landfill, Pips Way, Beenham (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site. The site currently has permission as a composting site, which in itself can produce GHGs.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to have an impact on flood risk.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI could be provided as part of the design of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is promoted for employment use therefore, would not impact on access to community infrastructure		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

	facilities including Broadband particularly in rural locations				
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	The site is an existing site with existing access. The impact on road safety would depend on the vehicle movements in relation to those currently occurring.	Improvements to the junction / roundabout may be required to ensure adequate safe access.	The site is an existing site, therefore, redevelopment of the site has the potential to improve the impact social sustainability in relation to road safety. The site is within walking distance of a bus route and railway station, which will help to limit the impact on environmental sustainability from car travel.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The site is largely rural in nature, however it is within 600m of a railway station and a bus route runs along the A4, which provide opportunities for walking/cycling in combination with public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site would be unlikely to impact on biodiversity	Biodiversity net gain should result in positive impacts.	The site is located within the AONB, therefore, there is potential for a negative impact on environmental sustainability, however, the location within an existing industrial area and mitigation measures will help to mitigate any impacts.
	5(b): To conserve and enhance the character of the landscape	? / -	The site is located within the AONB, however, it is within an existing industrial area.	Mitigation measures would be required to ensure no negative impact on the character of the landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The site is an existing site, the impact on air pollution would depend on the impact on the proposed use compared to the current use.	Policies would be in place to ensure there are no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	0	The site is already developed, and so is unlikely to have any impact on noise levels over and above those currently experienced. The site is also remote from residential development.	Policies would be in place to ensure there are no negative impacts on noise levels.	
	6(c): To maintain and improve soil quality	+	Part of the site is a former landfill site, therefore, redevelopment of		

			the site could result in improved soil quality as decontamination works may be required across the site.		
	6(d): To maintain and improve water quality	+	Part of the site is a former landfill site, therefore, redevelopment of the site could result in improved water quality as decontamination works may be required across the site.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	Part of the site is previously developed land		The site is promoted for redevelopment of the existing site, which would have positive impacts on all elements of sustainability.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	The site is likely to have an unknown impact on environmental sustainability as the final use of the site is unknown. Redevelopment of the site would result in the loss of a protected waste site, which may need to be mitigated.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	- / ?	Part of the site is a Safeguarded waste site, and therefore, a change of use could result in waste not being treated at the highest point up the waste hierarchy.	Waste safeguarding policies of the MWLP set out the criteria to prevent the loss of waste sites.	
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	Redevelopment of the site could make use of secondary/recycled materials as part of the redevelopment proposals		
10: To support a strong,	10(a): To encourage a range of employment opportunities	++	The site has been promoted for employment uses		The site is promoted for employment uses so there will be

diverse and sustainable economic base which meets identified needs.	that meet the needs of the District				a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+ / -	The site is previously developed and promoted for employment uses, however it would result in the loss of a permitted waste site.		
	10(c): To support the viability and vitality of town and village centres	0	The site is out of town, therefore, the site would not impact on the viability or vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Long Term	Permanent	
The site is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability as the site is promoted for employment uses. Although the site is an existing waste site, so loss of the site to another employment use needs to be considered. There are a number of unknown environmental impacts as the final use of the site is not known, mitigation measures will be required to ensure there are no negative impacts.					

BEEN10 Northway Porsche, Grange Lane, Beenham (Mixed Employment Uses - Egiii/B2)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is unlikely to impact on flood risk.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		

2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site unlikely to actively support health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	0 / ?	The site is within 700m of a railway station and a bus route runs along the A4, therefore, there are opportunities for walking, cycling and use of public transport to reach the site.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in positive impacts for biodiversity.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts. There is potential for a negative impact on landscape character without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	-	The site is located within the AONB, however, it is within an existing industrial area. Without mitigation measures there could be a negative impact on the character of the landscape.	Mitigation measures would be required to ensure no negative impacts on the landscape.	
	5(c): To protect or, conserve and enhance the built and historic environment to	0	The site is unlikely to impact on the historic environment.		

	include sustaining the significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	Unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	Unlikely to impact on water quality		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	- / 0	The site is mainly greenfield and partly PDL.		The site could have a negative impact on environmental sustainability as it would result in the development of a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	Unlikely to impact on waste generation and disposal		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	Unlikely to impact on consumption of minerals		

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	++	The site is proposed for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient and effective use of employment land.		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in location and so unlikely to impact on the viability or vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
<p>The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is a greenfield site which would result in negative environmental sustainability impacts. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. The site is in the AONB and therefore, without adequate mitigation there is potential for a negative impact on environmental sustainability due to the potential landscape impact.</p>					

BRIM3 Larkwhistle Farm, Brimpton Road, Brimpton (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of	0	The site is promoted for employment use, therefore, will		

	the community, including those with specialist requirements		not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	? / -	The site is close to nationally significant archaeological monuments. There is potential for archaeological remains on the site.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	

6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	Site is unlikely to impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield.		Development of the site could have a negative impact on environmental sustainability as the site is a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is a former gravel quarry which has been restored to agriculture.		
10: To support a strong, diverse and sustainable economic base	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.

which meets identified needs.	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, as well as the loss of a greenfield site. Mitigation measures would be required.					

BUR12 Land at Green Park, Kirtons Farm Road, Reading (Office - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, however, the flood risk on the site could result in a negative impact on all elements of sustainability.
	9(b): To sustainably manage flood risk to people, property and the environment	-	The site is within FZ2 & FZ3. There is potential for a negative impact on sustainability in relation to flood risk on the site.	Sequential test would be required given flood risk (FZ3b). Mitigation measures would be required which could ensure that there are no negative impacts as a result of the flood risk on the site.	
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including	0	The site is promoted for employment use, therefore, will not impact on provision of housing		

	those with specialist requirements				
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI measures could be incorporated into the development of the site which would result in a positive impact.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health or other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	?	Access to the site is currently unknown, and the surrounding roads are rural in nature, therefore, there is an unknown impact on sustainability	Mitigation measures, including potential access via land within Reading / Wokingham may be a possibility. Further details would be required.	Development of the site would have an unknown impact on sustainability as there the details relating to access and opportunities for walking, cycling and use of public transport are currently known.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	Currently there are limited opportunities for walking and cycling or Public Transport, however, a new railway station has planning permission close to the site, which could improve opportunities for sustainable travel to/from the site, should it go ahead.		
5: Ensure that the character and distinctiveness of the natural, built and historic	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity	Biodiversity net gain should result in benefits	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		

environment is conserved and enhanced.	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		assets without adequate mitigation measures being in place.
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	-	Development of the site would result in the loss of grade 3 agricultural land.		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality	Adequate mitigation measures would need to be in place.	
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield		Development of the site would have a negative impact on environmental sustainability as the site is greenfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0 / ?	The site would be unlikely to impact on waste generation, unless due to the flood risk on the site the land was proposed to be raised.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	

	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	- / ?	The site is shown to be underlain by sand and gravel consideration of potential for extraction would be required to ensure mineral is not sterilised.	Consideration of the potential for mineral extraction would be required, which should result in a neutral or positive impact.	
10: To support a strong, diverse and sustainable economic base which meets identified needs.	10(a): To encourage a range of employment opportunities that meet the needs of the District	++	The site is promoted for employment use. It is adjacent to land allocated by a neighbouring authority for employment use close to Green Park.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is greenfield, but adjacent to existing employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is remove and therefore, will not impact on the viability of vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is known. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the flood risk on the site and the loss of greenfield Grade 3 agricultural land, which would result in mitigation measures being required.					

BUR14 Herons Nest, Station Road, Theale (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	?	A very small part of the site is within FZ3b.	Mitigation measures, including considerations of the layout of the site should mean there is no risk from flooding.	
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in
	3(b): To support the development of access to IT	0	The site is unlikely to impact on IT facilities for the community.		

	facilities including Broadband particularly in rural locations				relation to accessibility to community infrastructure.
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	?	The site is close to an ancient woodland, the impact of the site may depend on the use of the site.	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is a former quarry so unlikely to be an impact on the historic environment.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site. The site is adjacent to a waste processing facility. While there should be no impact on air pollution it does need to be considered.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. The site is adjacent to (and includes part of the site within the site boundary) a permitted waste site. This would need to be considered.
	6(b): To manage noise levels	? / -	There may be potential for noise impacts depending on the use of the site. The site is adjacent to a waste processing facility. Any development on this site may be subject to noise from the adjacent site.	Policies would need to be in place to ensure no negative impacts on noise. Agent of Change principles would apply.	
	6(c): To maintain and improve soil quality	0	Site is a former quarry, partially restored, therefore, unlikely to be an impact on soil quality.		
	6(d): To maintain and improve water quality	?	There may be potential for impact on water quality depending on the use of the site.		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	?	The site is a former quarry which is partially restored. Development of the site would prevent the approved restoration taking place.		Development of the site will have an unknown impact on environmental sustainability as the site is a partly restored quarry.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	?	The site includes a part of a safeguarded waste site, which could have an impact on the opportunity for waste management.	Mitigation measures would be required to ensure no loss of waste management capacity.	
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is a former gravel quarry which has been partly restored		
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	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		

Overall Effect:	Likelihood:	Scale:	Duration:	Timing:
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term
Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site. Mitigation measures would be required. The site is also adjacent to a permitted waste site, which could result in negative impacts on the proposed site without adequate mitigation.				

CHI9 The Old Nursery, Bradley Court Lane, Chieveley (Mixed Employment Use)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, there is unlikely to be an impact.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	

	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	-	The site is located in the AONB and may have a negative impact on the landscape character.	Mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	?	Site is agricultural land classification 3, therefore, there may be an impact on soil quality.		
	6(d): To maintain and improve water quality	0	There is unlikely to be an impact on water quality.		

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield, therefore, there would be a negative impact.		Development of the site could have a negative impact on environmental sustainability as the site is a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation.		
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	Part of the site is within a mineral safeguarding area, consideration of prior extraction will be required.	A Minerals Resources Assessment will be required	
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	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (AONB)	Permanent	Long Term	

Overall development of the site would have a neutral impact on sustainability. There is a positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site, potential for mineral resources and use of a greenfield site as well as the site being within the AONB. Mitigation measures will be required.

LAM6 Land west of Ramsbury Road, Walkers Logistics Holding Ltd, Membury, Lambourn Woodlands (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	Development on the site could have the potential to impact on GHG emissions due to the rural location of the site and currently no alternative sustainable modes of travel to the site.	Mitigation measures would be required and consideration of how to minimise GHG emissions from the site itself and as access to it.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk of flooding therefore, there is not likely to be any impact.		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	

	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	GI measures could be included as part of any further design for the site, which could lead to a positive impact.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site already have planning permission with access deemed acceptable.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature with limited opportunities for walking, cycling or public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity when the national requirement for biodiversity net gain is taken into account.	Biodiversity net gain should result in benefits	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place. Mitigation measures in relation to landscape should mean that there are no negative impacts.
	5(b): To conserve and enhance the character of the landscape	? / -	The site is in the AONB, however, part of the site is considered acceptable for development in landscape terms.	Landscape mitigation measures would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	-	The site is currently in agricultural use, therefore, there could be a negative impact on soil quality		

	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield	The site has planning permission for employment use.	Development of the site would have a negative impact on environmental sustainability as the site is greenfield.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	?	The site is on the edge of the Mineral safeguarding Area, there may be potential for sterilisation without full consideration.	Consideration of the potential for extraction would need to be considered.	
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	++	The site is promoted for employment uses.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on the effective and efficient use of employment land	The site is adjacent to existing employment land.	
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature so would not impact on viability or vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	

Neutral	Medium	Local (AONB)	Permanent	Long Term
The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific policy working (if allocated) should ensure there are no negative impacts and could result in positive environmental sustainability impacts. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.				

LAM10 Land south of Trinity Grain, Ramsbury Road, Membury (Mixed Employment Uses)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk of flooding therefore, unlikely to be an impact on flood risk.	Mitigation measures, including considerations of the layout of the site should mean there is no risk from flooding.	
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site is unlikely to actively support healthy, active lifestyles	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site.	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high	0	The site is unlikely to impact on GI	GI improvements could be provided alongside the development of the site.	

	quality multi-functional GI across the District				
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety.		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature and therefore, there are limited opportunities for walking, cycling or use of public transport.	Travel planning measures would need to be considered including encouragement of sustainable modes of travel.	
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain and mitigation measures should result in benefits.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts. The site is located in the AONB, which could lead to a negative impact on environmental sustainability without mitigation.
	5(b): To conserve and enhance the character of the landscape	-	The site is located in the AONB, therefore, there could be a negative impact on landscape character	Mitigation measures would need to be provided.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.	Heritage impact assessment would be required and mitigation measures put in place to ensure no negative impacts.	
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	?	There may be potential for impact on soil quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on soil quality.	
	6(d): To maintain and improve water quality	?	There may be potential for impact on water quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on water quality.	

7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is a greenfield site		Development of the site could have a negative impact on environmental sustainability as the site is a greenfield site.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation	Mitigation measures would be required to ensure no loss of waste management capacity.	
	8(c): To reduce water consumption and promote reuse	?	Opportunities to reduce water consumption on the site would depend on the final use of the site.	Measures could be introduced and requirements set out in policy to reduce water consumption and promote reuse as part of any redevelopment.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on the consumption of minerals.		
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	++	The site is promoted for employment use to meet the needs of the district.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site is unlikely to impact on efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is rural in nature and therefore, will not impact on the viability of vitality of town and village centres.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	

Overall development of the site would have a neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown sustainability impacts, especially in relation to environmental sustainability as the final use of the site is unknown. Mitigation measures would be required to ensure no negative impacts occurred, and in many cases could result in a positive impact. There are also a number of potential negative impacts on environmental sustainability due to the rural nature of the site requiring car use to access the site and its location in the AONB as a greenfield site. Mitigation measures would be required.

MID5 Land east of Colthrop Industrial Estate, south of A4 Bath Road, Thatcham (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high	0	The site is unlikely to impact on GI	GI could be included as part of the design of the site.	

	quality multi-functional GI across the District				
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety		Development of the site could have a negative impact on environmental and social sustainability due to the rural location of the site and limited opportunities for alternative modes of travel to the car.
	4(b): To increase opportunities for walking, cycling and use of public transport	? / -	The site is remove from the urban areas, while there are opportunities for cycling and public transport these are limited.		
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	0	Unlikely to impact on biodiversity or geodiversity.	Biodiversity net gain should result in positive impacts on biodiversity.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	?	The site is adjacent to the AONB, although adjacent to an existing protected employment area, without mitigation there would be potential to have an impact on the landscape.	Mitigation measures, including good design features would be required.	
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	The site is adjacent to the A4 and could result in additional traffic movements. There could be an impact on air pollution	Mitigation measures may be required to ensure no impact on air quality.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	-	Development of the site would result in the loss of agricultural land.		

	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is greenfield		Development of the site would have a negative impact on environmental sustainability due to the loss of greenfield land.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	-	The site is within the Mineral safeguarding Area, there may be potential for sterilisation without full consideration.	Consideration of the potential for extraction would need to be considered.	
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	++	The site is promoted for employment uses.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site would not impact on the effective and efficient use of employment land	The site is adjacent to an existing employment area.	
	10(c): To support the viability and vitality of town and village centres	0	The site would not impact on the viability or vitality of town and village centres.		
Overall Effect:	Likelihood:		Scale:	Duration:	Timing:

Neutral	Medium	Local (Newbury & Thatcham and Eastern Area)	Permanent	Long Term
The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.				

PAD4 Land adjacent to Padworth Waste Centre, Padworth Land, Lower Padworth (Industrial - B2/B8)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding, therefore, development should not impact on flood risk		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high	0	The site is unlikely to impact on GI	There may be the possibility of creating GI as part of any development on the site.	

	quality multi-functional GI across the District				
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	?	The site is within 1km of Aldermaston Railway Station and a bus route runs along the A4. Therefore, there are potential opportunities for combining walking/cycling with public transport.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements could deliver positive impacts.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. Development of the site may result in positive environmental
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	+	The site is previously developed (railway sidings) if there is contamination on the site from		

			the previous use, there would be potential for improvements.		sustainability impacts as a result of improved soil and water quality if decontamination works take place.
	6(d): To maintain and improve water quality	+	The site is previously developed (railway sidings) if there is contamination on the site from the previous use, there would be potential for improvements.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	+	The site is former railway sidings.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.	Proximity to an existing waste facility needs to be taken into account under the 'Agent of Change' principle.	
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	- / ?	The site is partially underlain by mineral, there would be the potential for any mineral there to be sterilised if not considered properly	Consideration of extraction would be required prior to any other development taking place on the site to prevent sterilisation.	
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	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be a positive economic sustainability impact.
	10(b): To support key sectors and utilise	0	The site will not impact on effective and efficient use of employment land		

	employment land effectively and efficiently				
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability or vitality of town and village centres as it is some distance from any urban areas.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
<p>The site will have an overall neutral impact on sustainability. There is a significantly positive impact on economic sustainability as the site is promoted for employment uses. The site is brownfield, so there is a positive sustainability impact. There are a number of unknown environmental sustainability impacts as the final use of the site is unknown, but policies in the plan and specific site policy wording (if allocated) should ensure there are no negative impacts, and could in many cases result in a positive environmental sustainability impact. Possible negative sustainability impacts have been identified in relation to sustainable travel, as the site is in a rural location with limited opportunities for alternative modes of travel to the car.</p>					

SM8 Perrins Farm, Beech Hill, Mortimer (Office – Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	?	The site is not at risk from flooding, therefore, development should not impact on flood risk		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including those with specialist requirements	0	The site is promoted for employment use, therefore, will not impact on provision of housing		
2: To improve health, safety	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff	The site is promoted for employment use, it is unlikely

and wellbeing and reduce inequalities				which could include support for active travel to and from the site	there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	There may be the possibility of creating GI as part of any development on the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and other services.		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site is unlikely to impact on road safety		Development of the site will have an unknown impact on environmental and social sustainability as while the site is rural in nature it is close to a railway station and on a bus route. The overall impact would depend on how well these alternatives to the car are promoted through travel planning measures.
	4(b): To increase opportunities for walking, cycling and use of public transport	-	The site is rural in nature with limited opportunities for walking, cycling or public transport		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	The site is unlikely to impact on biodiversity.	Biodiversity net gain requirements could deliver positive impacts.	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts.
	5(b): To conserve and enhance the character of the landscape	0	The site is unlikely to impact on the character of the landscape		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the significant interest of heritage assets	0	The site is unlikely to impact on the historic environment.		

6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	?	There may be potential for impacts on air quality depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on air pollution.	The impact of development on the site on environmental and social sustainability would depend on the final use of the site. Mitigation measures would be required to ensure no unacceptable impacts. Development of the site may result in positive environmental sustainability impacts as a result of improved soil and water quality if decontamination works take place.
	6(b): To manage noise levels	?	There may be potential for noise impacts depending on the use of the site.	Policies would need to be in place to ensure no negative impacts on noise.	
	6(c): To maintain and improve soil quality	0	The site is unlikely to impact on soil quality		
	6(d): To maintain and improve water quality	0	The site is unlikely to impact on water quality,		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	-	The site is in agricultural use which is not regarded as PDL.		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.	Proximity to an existing waste facility needs to be taken into account under the 'Agent of Change' principle.	
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	
	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is unlikely to impact on consumption on minerals.	Consideration of extraction would be required prior to any other development taking place on the site to prevent sterilisation.	
10: To support a strong,	10(a): To encourage a range of employment opportunities	++	The site is promoted for employment use.		The site is promoted for employment uses so there will be

diverse and sustainable economic base which meets identified needs.	that meet the needs of the District				a positive economic sustainability impact.
	10(b): To support key sectors and utilise employment land effectively and efficiently	0	The site will not impact on effective and efficient use of employment land		
	10(c): To support the viability and vitality of town and village centres	0	The site is unlikely to impact on the viability or vitality of town and village centres as it is some distance from any urban areas.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Eastern Area)	Permanent	Long Term	
The site is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as development of the site would result in employment development. There are a number of unknown impacts on environmental sustainability as the impact would depend on the final use of the site, especially in terms of water consumption and energy use. The rural nature of the site means that there are potentially negative impacts identified in relation to social sustainability as a result of potential road safety and sustainable travel options.					

THA24 Land at Lower Way Farm, Thatcham (Office - Eg)

SA Objective	SA Sub-Objective	Effects of Policy on SA Objectives	Justification for assessment	Mitigation / Enhancement	Comment
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	?	The site could have an impact on GHG emissions depending on the use of the site and the vehicle movements to/from the site.	Consideration of GHG emissions would be required and policy requirements could set out standards/criteria for developments to meet.	All new development needs to take into account Climate Change measures, therefore, there should be no overall impact on any element of sustainability as a result of development.
	9(b): To sustainably manage flood risk to people, property and the environment	0	The site is not at risk from flooding		
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	0	The site is promoted for employment use, therefore, will not impact on provision of affordable housing		The site is promoted for employment use and therefore, will not impact on any element of sustainability in relation to the provision of housing.
	1(b): To enable provision of housing to meet all sectors of the community, including	0	The site is promoted for employment use, therefore, will		

	those with specialist requirements		not impact on provision of housing		
2: To improve health, safety and wellbeing and reduce inequalities	2(a): To support healthy, active lifestyles	0	The site will not impact on health, active lifestyle	All sites will need to consider travel planning measures for staff which could include support for active travel to and from the site	The site is promoted for employment use, it is unlikely there will be an impact on any element of sustainability in relation to health, safety, wellbeing and inequalities.
	2(b): To reduce levels and fear of crime and anti-social behaviour	0	The site is unlikely to actively impact on crime and anti-social behaviour	Site design will be important to ensure safety for those using the site	
	2(c): To enable the protection and enhancement of high quality multi-functional GI across the District	0	The site is unlikely to impact on GI	Provision of GI could be considered as part of any redevelopment of the site.	
3: To improve accessibility to community infrastructure	3(a): To improve access to education, health and other services	0	The site is unlikely to impact on access to education, health and services		The site is promoted for employment use therefore, there is unlikely to be an impact on any element of sustainability in relation to accessibility to community infrastructure.
	3(b): To support the development of access to IT facilities including Broadband particularly in rural locations	0	The site is unlikely to impact on IT facilities for the community.		
4: To promote and maximise opportunities for all forms of safe and sustainable travel.	4(a): To reduce accidents and improve safety	0	The site has an existing access on to Lower Way, it is unlikely there will be any additional impact.		Redevelopment of the site would result in positive environmental sustainability impacts as the site is close to the town centre with good opportunities for walking and cycling.
	4(b): To increase opportunities for walking, cycling and use of public transport	+	The site is close to Thatcham Town and on a bus route, therefore, there are opportunities for walking, cycling and public transport to access the site.		
5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced.	5(a): To conserve and enhance the biodiversity and geodiversity of West Berkshire	0	Development of the site is unlikely to impact on biodiversity or geodiversity.	Biodiversity net gain should result in some positive impacts	Development of the site will have an overall neutral impact on environmental sustainability. National BNG policy should result in positive biodiversity impacts, but there is potential for a negative impact on heritage assets without adequate mitigation measures being in place.
	5(b): To conserve and enhance the character of the landscape	0	The site is an existing site looking to redevelopment therefore, it is unlikely to impact on landscape character.		
	5(c): To protect or, conserve and enhance the built and historic environment to include sustaining the	0	The site is an existing site looking to redevelopment, therefore, it is unlikely to impact on the historic environment.		

	significant interest of heritage assets				
6: To protect and improve air, water and soil quality, and minimise noise levels throughout West Berkshire.	6(a): To reduce air pollution	0	The site is an existing site looking to redevelopment. There should be no impact on air pollution	Mitigation measures could be included to help improve air quality if/ where appropriate.	Redevelopment of the site should not result in any change to existing impacts on environmental and social sustainability. With mitigation measures in may be possible for a positive impact to occur.
	6(b): To manage noise levels	0	The site is an existing site looking to redevelopment. There should be no impact on noise levels.	Mitigation measures could be included to improve noise level if/where appropriate.	
	6(c): To maintain and improve soil quality	0	The site is an existing site looking to redevelopment. There should be no impact on soil quality.		
	6(d): To maintain and improve water quality	0	The site is an existing site looking to redevelopment. There should be no impact on water quality.		
7: To promote and improve the efficiency of land use.	7(b): To maximise the use of previously developed land and buildings where appropriate	++	The site is an existing site looking to redevelop		The site is previously developed land and as a result development of the site would result in positive economic and possibly environmental sustainability impacts.
	7(b): To apply sustainable densities of land use appropriate to location and setting.	0	Unlikely to impact on densities of land use as standard density/plot ratios approach will be taken across the district.		
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	?	Opportunities for sustainable / renewable technology would depend on the final use of the site.	Measures would be encouraged and requirements set out in policy to ensure consideration of minimising energy use and opportunities the use of sustainable / renewable energy sources	Due to the unknown design of any potential development on the site there is an unknown impact on environmental sustainability. Policies in the plan should ensure that there are no negative impacts, and could result in positive impacts on sustainability.
	8(b): To reduce waste generation and disposal in line with the waste hierarchy and reuse of materials	0	The site is unlikely to impact on waste generation and disposal.		
	8(c): To reduce water consumption and promote reuse	?	Water consumption on the site would depend on the final use of the site.	Consideration of water consumption and reuse could be a policy consideration that would result in a positive impact.	

	8(d): To reduce the consumption of minerals and promote reuse of secondary materials	0	The site is an existing site looking to redevelop, unlikely to impact on consumption of minerals		
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	++	The site is promoted for employment use		Development of the site would result in positive economic sustainability impacts as it would result in redevelopment of an existing site.
	10(b): To support key sectors and utilise employment land effectively and efficiently	+	The site is an existing employment site looking to redevelop, which could improve the effective and efficient use of land		
	10(c): To support the viability and vitality of town and village centres	+	The site is close to Thatcham and therefore, could help support the viability and vitality of the town centre.		
Overall Effect:	Likelihood:	Scale:	Duration:	Timing:	
Neutral	Medium	Local (Thatcham)	Permanent	Long Term	
Development of the site would result in an overall neutral impact, with a positive impact on economic sustainability as the site is promoted for redevelopment of an existing employment area. There are opportunities for the impact of development to improve the current situation in terms of social and environmental sustainability through delivery of mitigation measures. No negative sustainability impacts have been identified.					