

# SITES AND DETAILED POLICIES DOCUMENT

## CONSULTATION ON MAIN MODIFICATIONS

February 2012

The Sites and Detailed Policies Document was submitted to the Secretary of State on 15<sup>th</sup> July 2011. The public hearings for the Examination took place between 29<sup>th</sup> November and 15<sup>th</sup> December 2011.

The Inspector wrote to the Council on 25<sup>th</sup> January 2012. His conclusions were that, in order for the SDPD to be considered 'sound', a number of modifications needed to be made. These modifications would need to go through community involvement, as well as through the Sustainability Appraisal process. Such modifications are known as 'main' modifications. The Inspector's letter, along with subsequent correspondence between the Council and Inspector, which included agreeing a variation to one of the 'main' modifications, is available on the Council's website<sup>1</sup>.

As a result of this, the Council has therefore written to the Inspector to request that the 'main' modifications contained in this document are made to the SDPD.

This document therefore asks for your views on the 'main' modifications identified by the Inspector, as well as on the Sustainability Appraisal of those modifications (which is included at Appendix 6). Page and paragraph references in the table are to the Submission Draft SDPD, which is available on the Council's website<sup>2</sup>, or in Reading Borough libraries and the Civic Offices. Please note that, at this stage, we are not seeking comments on any other parts of the SDPD. Your comments will be provided to the Inspector for his consideration.

Please note that the Council has also produced a schedule of more minor changes which do not alter the policy approach, and which it intends to make to the final version of the SDPD. These do not require additional consultation or sustainability appraisal, but they are available for information on the Council's website<sup>3</sup>.

Please send comments to the Planning LDF Team on:

[LDF@reading.gov.uk](mailto:LDF@reading.gov.uk)

Level 8

Civic Offices

Reading

RG1 7AE

Please ensure that all comments are received by 5pm on Tuesday 10<sup>th</sup> April 2012.

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<sup>1</sup> [http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/21808/MMS001-Inspector-Letter-and-Correspondence-Soundness-Issues-Jan-Feb-2012.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/21808/MMS001-Inspector-Letter-and-Correspondence-Soundness-Issues-Jan-Feb-2012.pdf)

<sup>2</sup> [http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/20362/Submission-Draft-SDPD-0711.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/20362/Submission-Draft-SDPD-0711.pdf)

<sup>3</sup> [http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/21550/EXA-035-Schedule-of-Council-Suggested-Minor-SDPD-Changes.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/21550/EXA-035-Schedule-of-Council-Suggested-Minor-SDPD-Changes.pdf)

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	88-90	Section 13.2	<p>13.2.1 Park Lane Primary School in Tilehurst, Reading is a 2 Form Entry (2FE) Primary School. The school currently operates from a split campus across four separate sites. This arrangement is unsatisfactory from an education point of view and it is proposed to consolidate a new school, library and health centre on a single site at the Laurels, funded in part by the <u>potential</u> sale of surplus sites at Park Lane and Downing Road.</p> <p><b>SA5: PARK LANE PRIMARY SCHOOL, THE LAURELS AND DOWNING ROAD</b></p> <p><i>The existing Park Lane Primary School and associated playing fields, hard play areas, car parking and associated facilities will be reprovided on a single extended site at the Laurels, School Road, Tilehurst.</i></p> <p><del><i>If required to support the scheme, the Downing Road Playing Fields will be released for residential development subject to it being demonstrated that the loss of the open space is justified under relevant national and local policy. Development should provide 45-55 units together with appropriate public open space, including a play area, will be developed for residential (45-55 units) and open space. Appropriate public open space provision, including a play area, should be provided as part of any development to mitigate the loss of the private playing fields and to provide an appropriate setting for the existing public footpath that forms the western boundary of the site. Resolution of highway and access issues on Downing Road will be required. Hedgerows and trees should be retained.</i></del></p> <p><del><i>As a result of the reprovision of the Park Lane Primary School on a single site, the existing Park Lane School Site and its Annex off Downing Road and the Downing Road Playing Fields will be released for development as follows:</i></del></p> <ul style="list-style-type: none"> <li><del><i>▫The main Park Lane School Site will be redeveloped for residential purposes (15-20 dwellings) with access off Downing Road and Chapel Hill. Development should address the practicality of retaining –elements of the existing building within any new scheme.</i></del></li> <li><del><i>▫The Park Lane School Annex will be reused/ redeveloped for community or residential purposes, subject to</i></del></li> </ul>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><b><i>safeguarding the amenity of occupiers of adjacent properties.</i></b></p> <p><del>o The Downing Road Playing Fields will be developed for residential (45-55 units) and open space. Appropriate public open space provision, including a play area, should be provided as part of any development to mitigate the loss of the private playing fields and to provide an appropriate setting for the existing public footpath that forms the western boundary of the site. Resolution of highway and access issues on Downing Road will be required. Hedgerows and trees should be retained.</del></p> <p><i>No changes to paragraphs 13.2.2 to 13.2.7</i></p> <p>13.2.8 The Downing Road Playing Field is a fenced area of private, recreational space. <del>It is proposed for residential development and open space. Its disposal is essential to realise the significant community benefits of providing a new primary school on a single site to serve the Tilehurst area. The release of open space will need to be clearly justified in terms of both national and local planning policy. Policy CS28 of the Core Strategy states that development of open spaces would only be permitted if replacement open space, to a similar standard, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining space outweighs the loss. In relation to current national guidance (PPG17), the Downing Road Playing Field would only be released for residential development if it has been demonstrated through a robust and up-to-date assessment, carried out by the Council or an applicant and involving consultation with the local community, that the open space is surplus to the requirements of the local area, and that there is an excess of playing field provision in the catchment or replacement playing field provision could be made.</del> The disposal of the Downing Road Playing Field has been approved by the Secretary of State for Education (under Section 77 of the School Standards and Framework Act 1998). <del>Some public open space provision, including a play area, should be provided as part of any development to mitigate the loss of the private playing fields and to provide an appropriate setting for the public footpath adjoining the western boundary of the site. Any application involving the loss of the primary school playing field may attract objections from Sport England unless it is demonstrated that there is an excess of playing field provision in the catchment or replacement playing field provision is provided. In addition, an area of open space is to be retained as part of any development. There may be scope to provide replacement provision at the Blagrove Recreation Ground area and the enhancement of playing pitch provision in that location. Developers should examine the possibility of serving some of the development via a separate access from Beverley Road. The site is proposed for residential development although the</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>provision of specialist accommodation, e.g. care home, elderly units, would be appropriate in this very accessible location.</del></p> <p><u>13.2.9</u> If loss of the playing field is adequately justified, some public open space provision, including a play area, should be provided as part of any development <del>to mitigate the loss of the private playing fields</del> and <del>to</del> provide an appropriate setting for the public footpath adjoining the western boundary of the site.</p> <p><u>13.2.10</u> Developers should examine the possibility of serving some of the development via a separate access from Beverley Road. <u>If the loss of the playing field is justified</u>, the site is proposed for residential development although the provision of specialist accommodation, e.g. care home, elderly units, would be appropriate in this very accessible location.</p> <p><i>Renumber subsequent paragraphs.</i></p>
MM2	94	SA8a	<p><i>Delete the allocation of SA8a: Land at Kentwood Hill, as follows:</i></p> <p><del><b>SA8a LAND AT KENTWOOD HILL</b></del></p> <p><del><b>Development of existing buildings and yard for residential.</b></del> <b>10-16 dwellings</b></p> <p><del><b>Development should:</b></del></p> <ul style="list-style-type: none"> <li><del>•Mitigate significant impacts on, and provide management of, important biodiversity assets on land adjacent to the proposed development site including badger habitats;</del></li> <li><del>•Retain woodland and important trees covered by a Tree Preservation Order;</del></li> <li><del>•Retain hedges and landscape setting to existing Kentwood Hill frontage of the site;</del></li> <li><del>•Take account of potential archaeological significance;</del></li> <li><del>•Maintain important views through the site to the Thames escarpment and Chilterns AONB from the adjoining playing fields; and</del></li> <li><del>•Require a Transport assessment and adequate footway/ cycleway provision to be provided linking in to existing routes.</del></li> </ul> <p><i>Renumber subsequent SA8 allocations, within policy SA8 and on the Proposals Map</i></p>

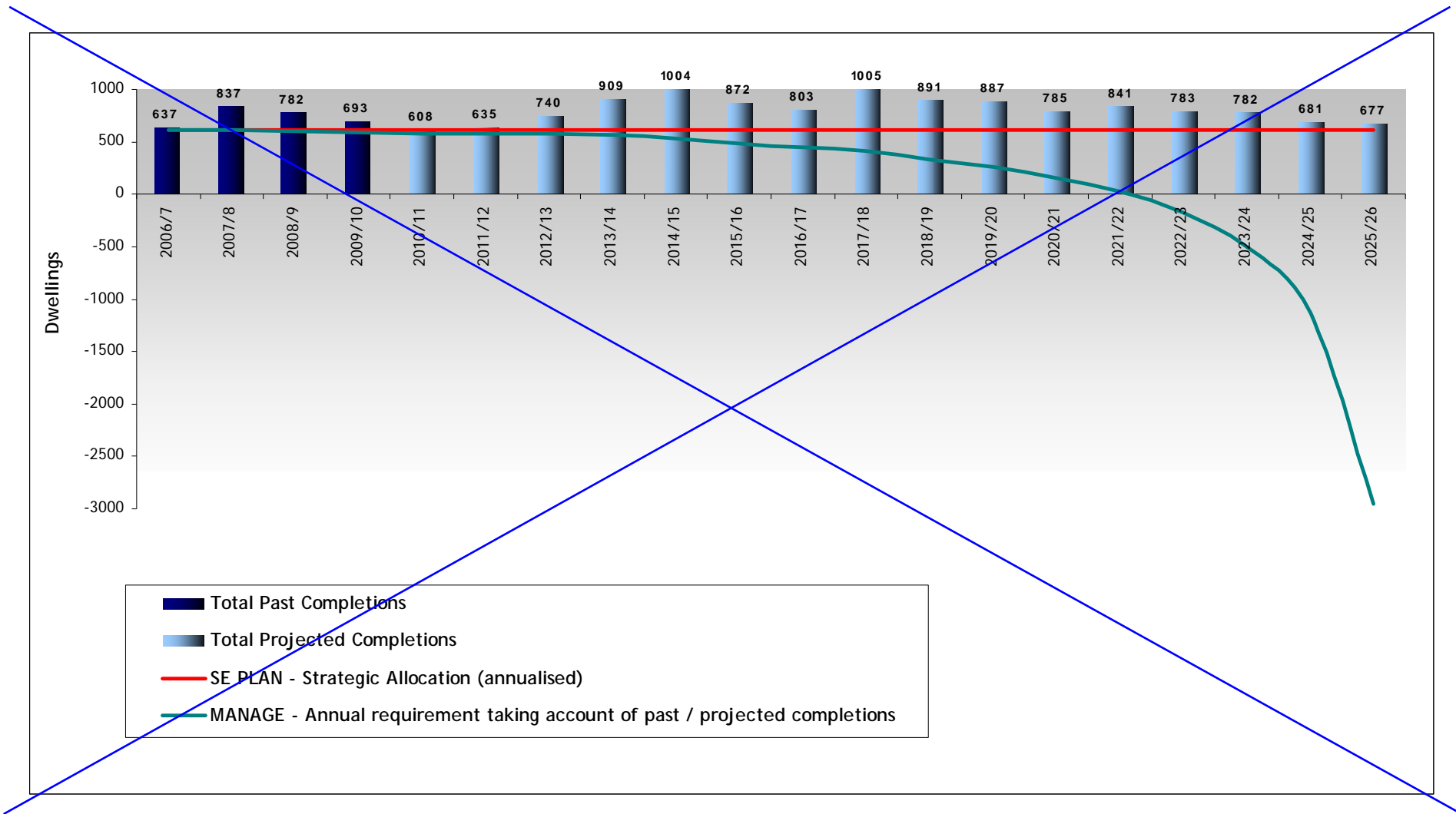
Ref	Page	Policy/ Paragraph	Main Modification									
MM3	111	Figure 11	<p>Delete the entry for SA8: Land at Kentwood Hill in line with MM2:</p> <table border="1"> <tr> <td>SA8</td> <td>Land at Kentwood Hill</td> <td>Short</td> </tr> </table>	SA8	Land at Kentwood Hill	Short						
SA8	Land at Kentwood Hill	Short										
MM4	132	Figure 14	<p>Make the following changes to the table in line with MM1 and MM2:</p> <table border="1"> <tr> <td>SA5</td> <td>Downing Road, Park Lane School and the Laurels</td> <td><a href="#">Residential development dependent on justification of loss of playing field. If loss justified, allocation is for 60-75 dwellings, but this figure is excluded from the total below. 60-75</a></td> </tr> <tr> <td>SA8</td> <td>Land at Kentwood Hill</td> <td>10-16</td> </tr> <tr> <td colspan="2">TOTAL</td> <td><del>1,106</del> - <del>1,623</del>,036 - <del>1,532</del></td> </tr> </table>	SA5	Downing Road, Park Lane School and the Laurels	<a href="#">Residential development dependent on justification of loss of playing field. If loss justified, allocation is for 60-75 dwellings, but this figure is excluded from the total below. 60-75</a>	SA8	Land at Kentwood Hill	10-16	TOTAL		<del>1,106</del> - <del>1,623</del> ,036 - <del>1,532</del>
SA5	Downing Road, Park Lane School and the Laurels	<a href="#">Residential development dependent on justification of loss of playing field. If loss justified, allocation is for 60-75 dwellings, but this figure is excluded from the total below. 60-75</a>										
SA8	Land at Kentwood Hill	10-16										
TOTAL		<del>1,106</del> - <del>1,623</del> ,036 - <del>1,532</del>										
MM5	134-136	Figures 15, 16a and 16b	<p>Amend the Housing Trajectory table and graphs to take account of the following:</p> <ul style="list-style-type: none"> <li>• Updates to incorporate the results of 2011 monitoring of planning permissions;</li> <li>• Correction to remove some double-counting of figures;</li> <li>• Remove the figures from SA5 (Park Lane School, The Laurels and Downing Road) and SA8a (Land at Kentwood Hill) in line with MM1 and MM2 above.</li> </ul> <p>Full copies of the revised Figures 15, 16a and 16b are included at Appendix 1.</p>									
MM6	Proposals Map		Amend the Proposals Map to remove the site allocation of SA8a (Land at Kentwood Hill) in line with MM2. See Appendix 2.									
MM7	Proposals Map		Amend the Proposals Map to change the boundaries of the Major Landscape Features under SA17 to remove the former Burghfield Landfill Site from the designation. See Appendix 3.									
MM8	Proposals Map		Amend the Proposals Map to change the boundaries of the Major Landscape Features under SA17 to remove areas of the University of Reading Whiteknights Campus from the designation. See Appendix 4.									

APPENDIX 1: DETAILS OF MODIFICATIONS TO FIGURES 15, 16A and 16B

Figure 15: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (table)

	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL	
Small Scale unidentified windfalls	157	177	203	193	<del>145</del> <u>134</u>	145	145	145	145	145	145	145	145	145	145	145	145	145	145	145	<del>3650</del> <u>3039</u>	
Large Scale unidentified windfalls	207	269	222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	698	
SDPD sites (lapse rate 10% )	0	0	0	0	0	<del>59</del> <u>0</u>	<del>55</del> <u>56</u>	<del>60</del> <u>86</u>	<del>59</del> <u>63</u>	<del>120</del> <u>111</u>	<del>120</del> <u>110</u>	<del>119</del> <u>110</u>	<del>115</del> <u>107</u>	<del>113</del> <u>105</u>	68	68	68	68	68	68	68	<del>1230</del> <u>1157</u>
Planning permissions (strategic) (lapse rate 10 or 20%)	0	0	0	0	<del>433</del> <u>0</u>	<del>402</del> <u>375</u>	<del>510</del> <u>420</u>	<del>609</del> <u>688</u>	<del>485</del> <u>507</u>	<del>295</del> <u>340</u>	<del>215</del> <u>288</u>	<del>164</del> <u>158</u>	90	90	33	0	0	0	0	0	0	<del>3325</del> <u>3174</u>
RCAAP sites (lapse Rate 20%)				0	0	0	0	45	84	83	74	278	241	238	238	342	350	349	348	344		3013
Dev Brief sites (lapse Rate 20%)				0	0	0	0	0	80	80	80	80	80	80	80	66	0	0	0	0		626
Total Past Completions	637	837	782	693	<u>321</u>																	<del>2949</del> <u>3270</u>
Total Projected Completions					<del>608</del> <u>0</u>	<del>635</del> <u>520</u>	<del>740</del> <u>621</u>	<del>909</del> <u>963</u>	<del>1004</del> <u>879</u>	<del>872</del> <u>758</u>	<del>803</del> <u>696</u>	<del>1005</del> <u>770</u>	<del>891</del> <u>663</u>	<del>887</del> <u>659</u>	<del>785</del> <u>565</u>	<del>841</del> <u>621</u>	<del>783</del> <u>563</u>	<del>782</del> <u>562</u>	<del>681</del> <u>561</u>	<del>677</del> <u>557</u>		<del>12904</del> <u>9960</u>
Cumulative Completions	637	1474	2256	2949	<del>3557</del> <u>3270</u>	<del>4192</del> <u>3790</u>	<del>4932</del> <u>4411</u>	<del>5841</del> <u>5374</u>	<del>6844</del> <u>6253</u>	<del>7717</del> <u>7012</u>	<del>8520</del> <u>7708</u>	<del>9525</del> <u>8479</u>	<del>10416</del> <u>9142</u>	<del>11303</del> <u>9800</u>	<del>12088</del> <u>10365</u>	<del>12929</del> <u>10986</u>	<del>13712</del> <u>11549</u>	<del>14494</del> <u>12111</u>	<del>15175</del> <u>12673</u>	<del>15853</del> <u>13230</u>		
<b>MONITORING AGAINST SOUTH EAST PLAN REQUIREMENTS</b>																						
PLAN - Strategic Allocation (annualised)	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	611	12220
MONITOR - No dwellings above or below cumulative allocation	26	252	423	505	<del>502</del> <u>215</u>	<del>526</del> <u>124</u>	<del>655</del> <u>134</u>	<del>953</del> <u>486</u>	<del>1345</del> <u>754</u>	<del>1607</del> <u>902</u>	<del>1799</del> <u>987</u>	<del>2193</del> <u>1147</u>	<del>2473</del> <u>1199</u>	<del>2749</del> <u>1246</u>	<del>2923</del> <u>1200</u>	<del>3153</del> <u>1210</u>	<del>3325</del> <u>1162</u>	<del>3496</del> <u>1113</u>	<del>3566</del> <u>1064</u>	<del>3633</del> <u>1010</u>		
MANAGE - Annual requirement taking account of past / projected completions	611	610	597	586	579	<del>578</del> <u>597</u>	<del>573</del> <u>602</u>	<del>561</del> <u>601</u>	<del>532</del> <u>570</u>	<del>489</del> <u>542</u>	<del>450</del> <u>521</u>	<del>411</del> <u>501</u>	<del>337</del> <u>468</u>	<del>258</del> <u>440</u>	<del>153</del> <u>403</u>	<del>26</del> <u>371</u>	<del>-177</del> <u>309</u>	<del>-497</del> <u>224</u>	<del>-1137</del> <u>54</u>	<del>-2955</del> <u>-453</u>		
<b>MONITORING AGAINST CORE STRATEGY REQUIREMENTS</b>																						
PLAN - Strategic Allocation (annualised)	572	52	572	572	572	572	572	572	572	572	521	521	521	521	521	521	521	521	521	521	521	10930
MONITOR - No dwellings above or below cumulative allocation	65	330	540	661	<del>697</del> <u>410</u>	<del>760</del> <u>358</u>	<del>928</del> <u>407</u>	<del>1265</del> <u>798</u>	<del>1696</del> <u>1105</u>	<del>1997</del> <u>1292</u>	<del>2279</del> <u>1467</u>	<del>2763</del> <u>1717</u>	<del>3133</del> <u>1859</u>	<del>3499</del> <u>1996</u>	<del>3763</del> <u>2040</u>	<del>4083</del> <u>2140</u>	<del>4345</del> <u>2182</u>	<del>4606</del> <u>2223</u>	<del>4766</del> <u>2264</u>	<del>4923</del> <u>2300</u>		
MANAGE - Annual requirement taking account of past / projected completions	547	542	525	510	499	<del>492</del> <u>511</u>	<del>481</del> <u>510</u>	<del>461</del> <u>501</u>	<del>424</del> <u>463</u>	<del>371</del> <u>425</u>	<del>321</del> <u>392</u>	<del>268</del> <u>358</u>	<del>176</del> <u>306</u>	<del>73</del> <u>256</u>	<del>-62</del> <u>188</u>	<del>-232</del> <u>113</u>	<del>-500</del> <u>-14</u>	<del>-927</del> <u>-206</u>	<del>-1782</del> <u>-591</u>	<del>-4245</del> <u>-1743</u>		

Figure 16a: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (South East Plan figures) (graph)



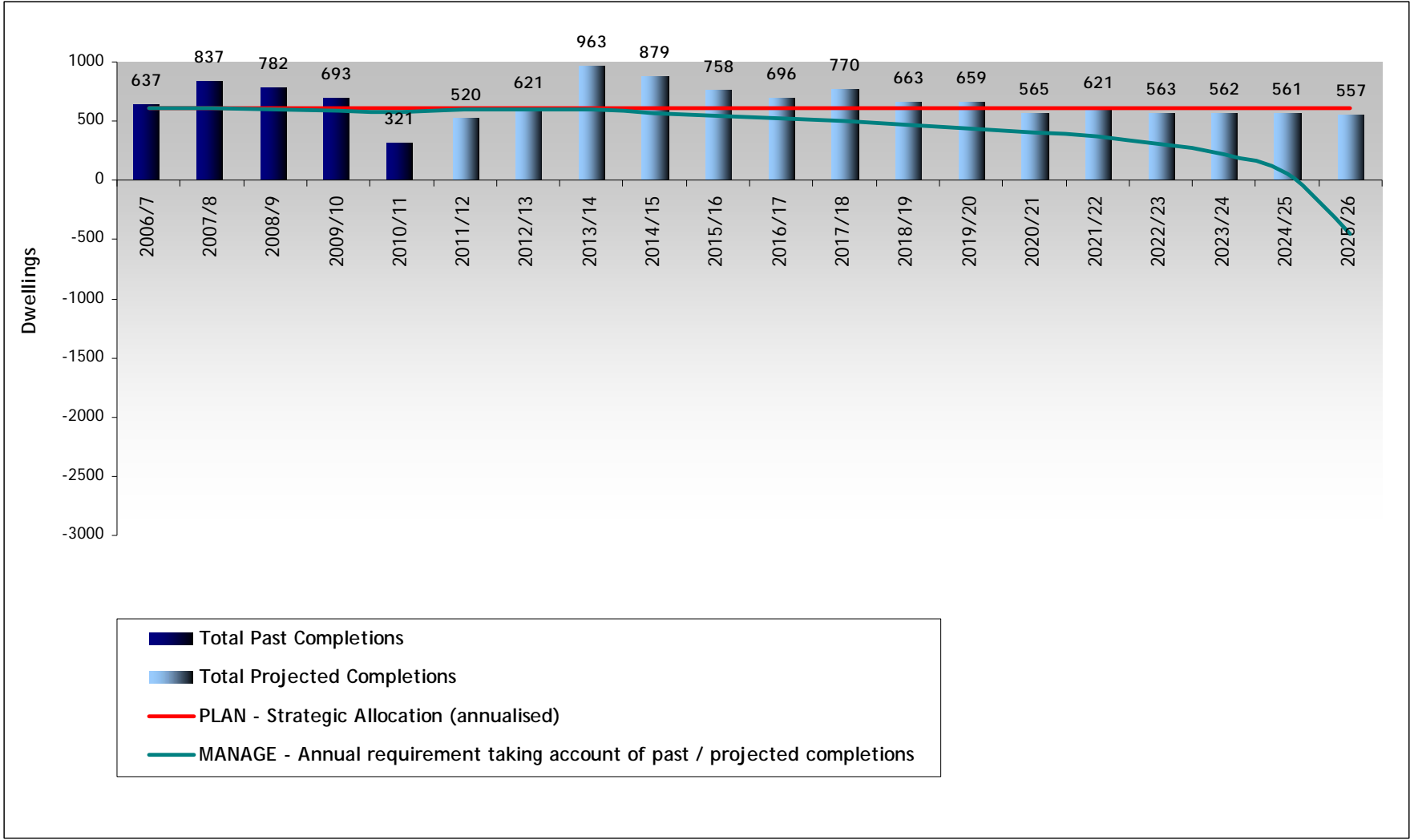
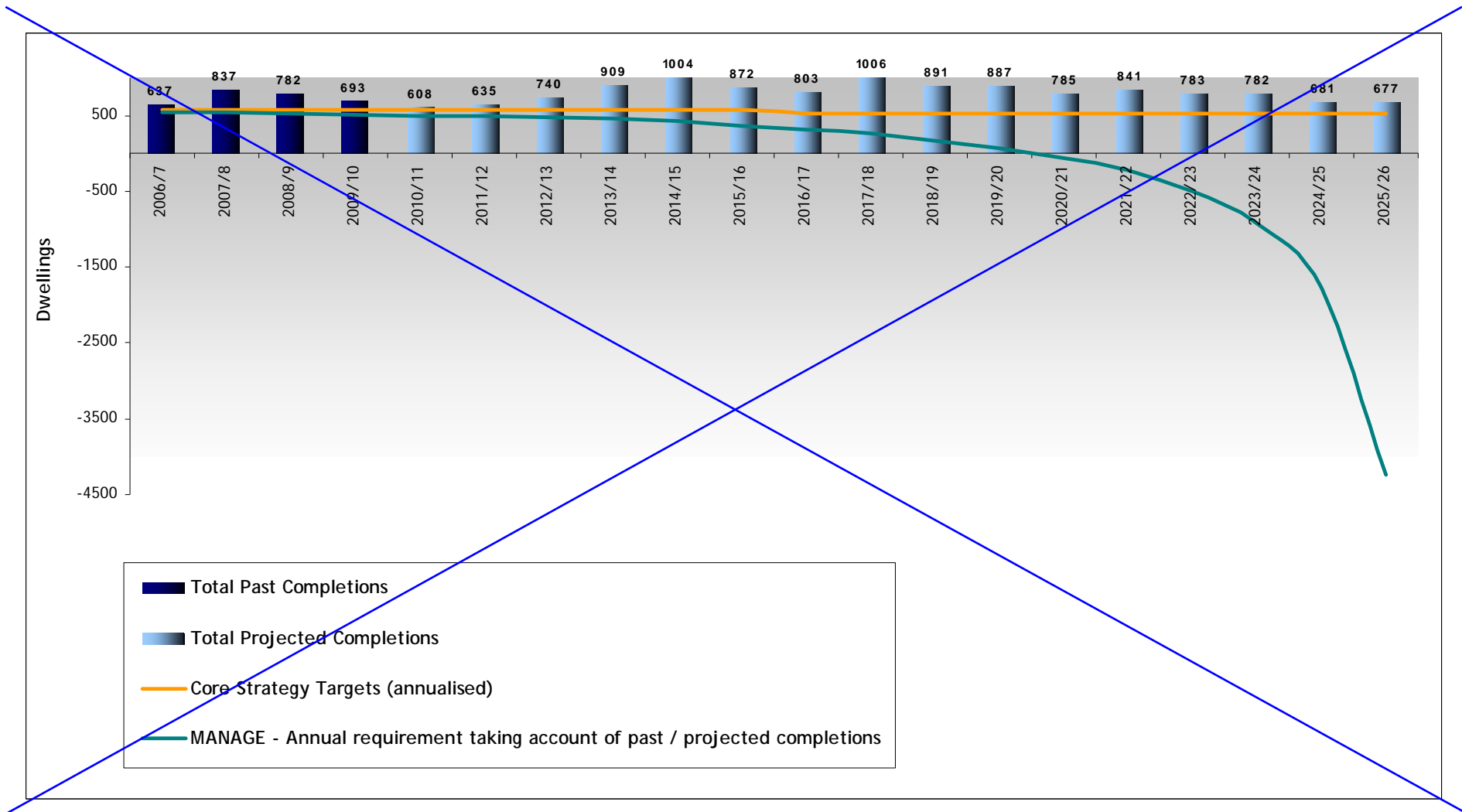
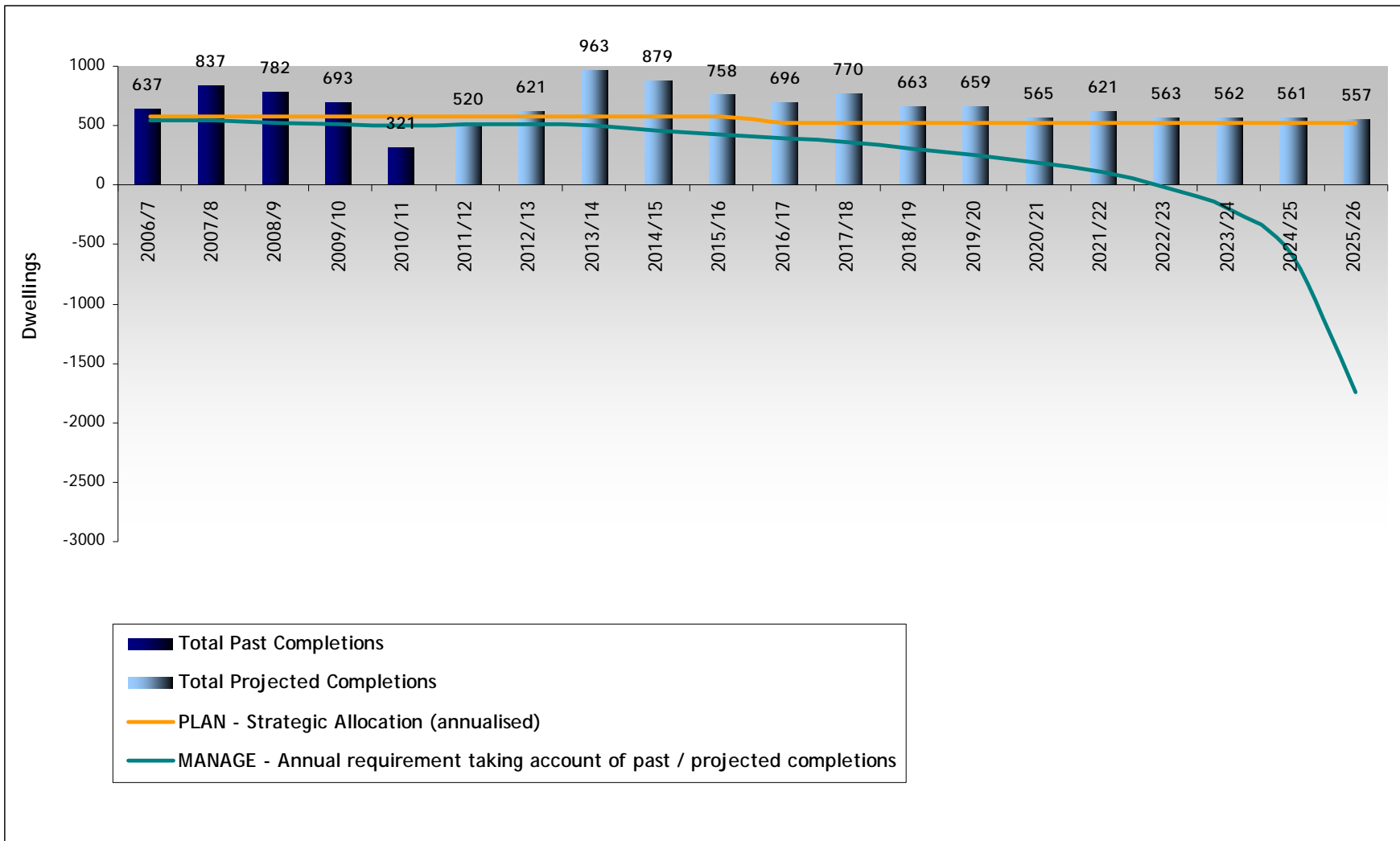




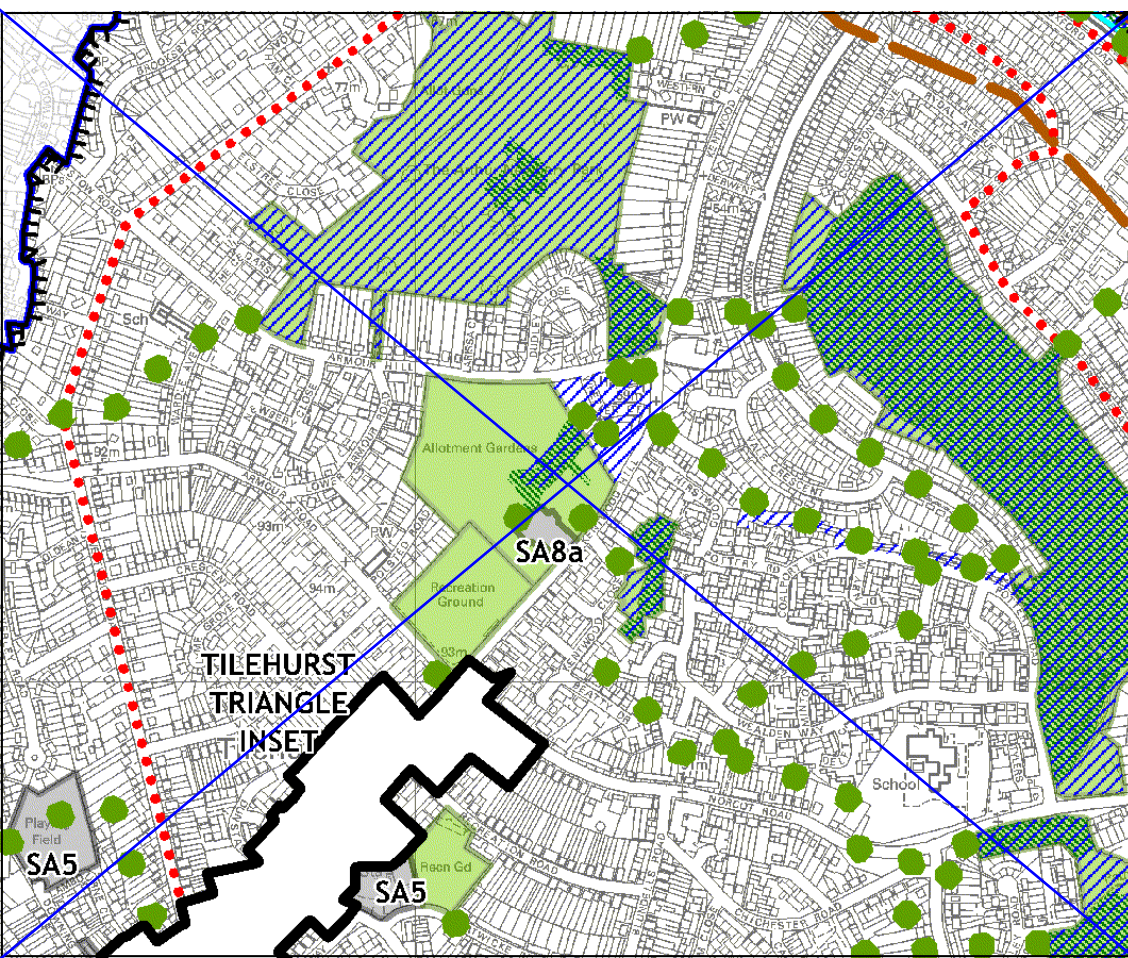
Figure 16b: 2006-2026 Sites and Detailed Policies Document Housing Trajectory (Core Strategy figures) (graph)





## APPENDIX 2: AMENDMENTS TO THE PROPOSALS MAP - MM6

### Deletion of SA8a: Land at Kentwood Hill



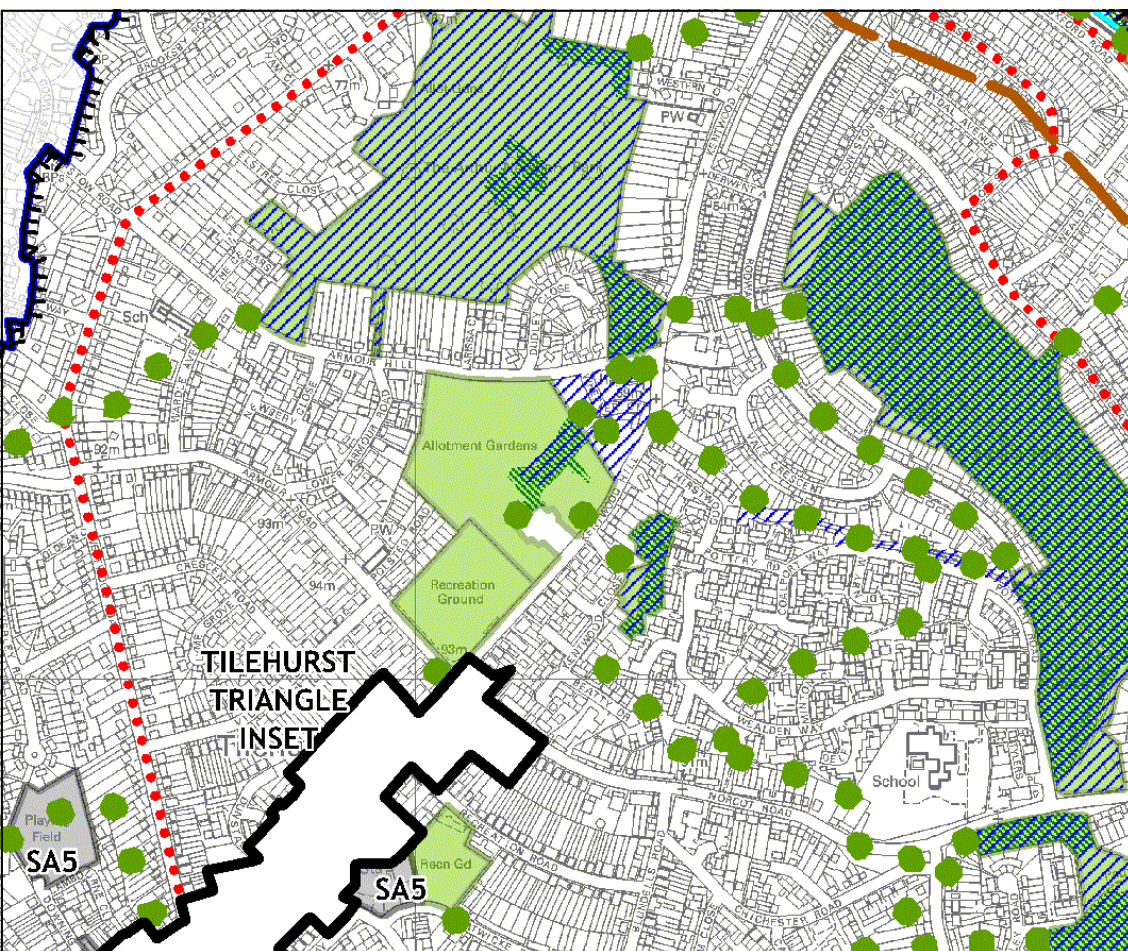
Scale: 1:10,000

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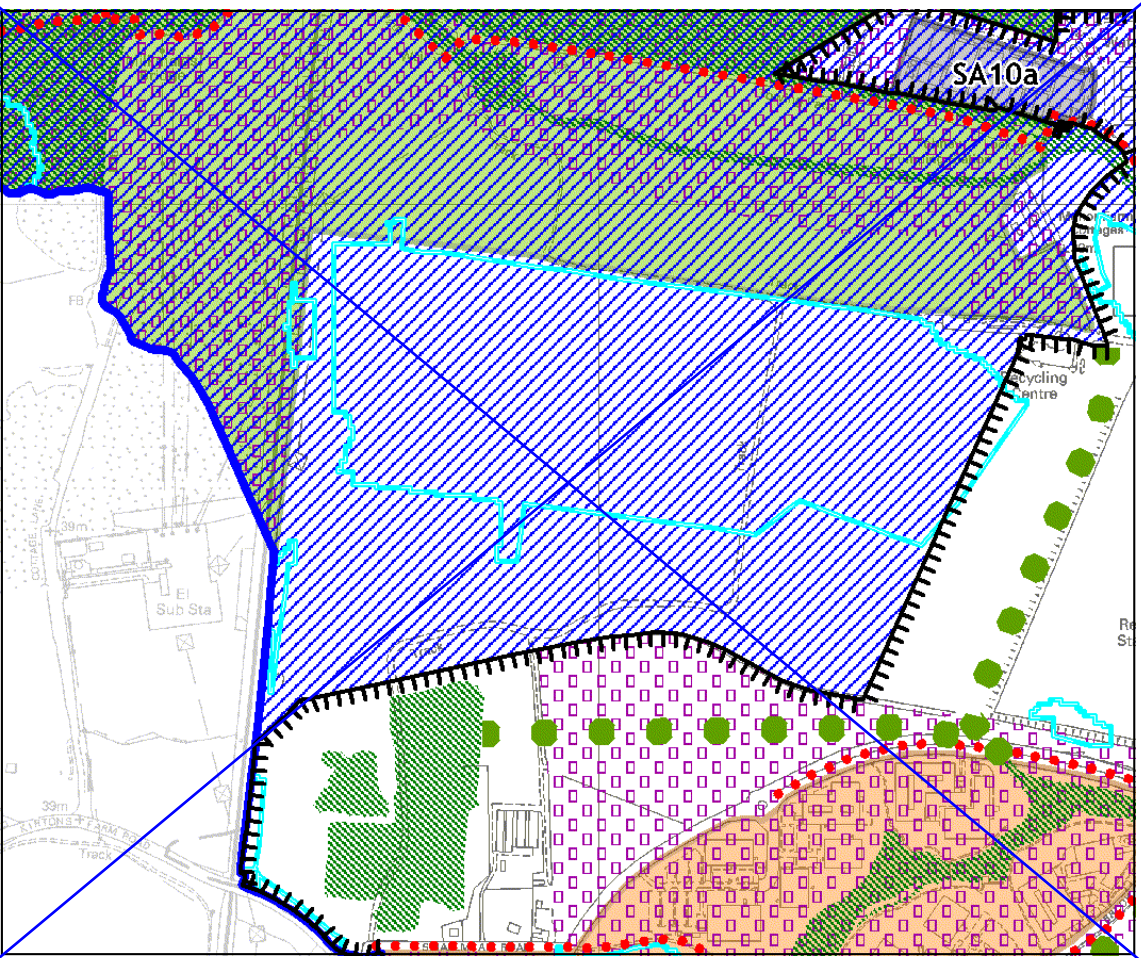
Sites allocated for  
development (SA2,  
SA4, SA5, SA8, SA9,  
SA10)

For the remainder of  
the key, please see  
Appendix 5.



### APPENDIX 3: AMENDMENTS TO THE PROPOSALS MAP - MM7

Change to the boundary of Major Landscape Feature, former Burghfield Landfill Site



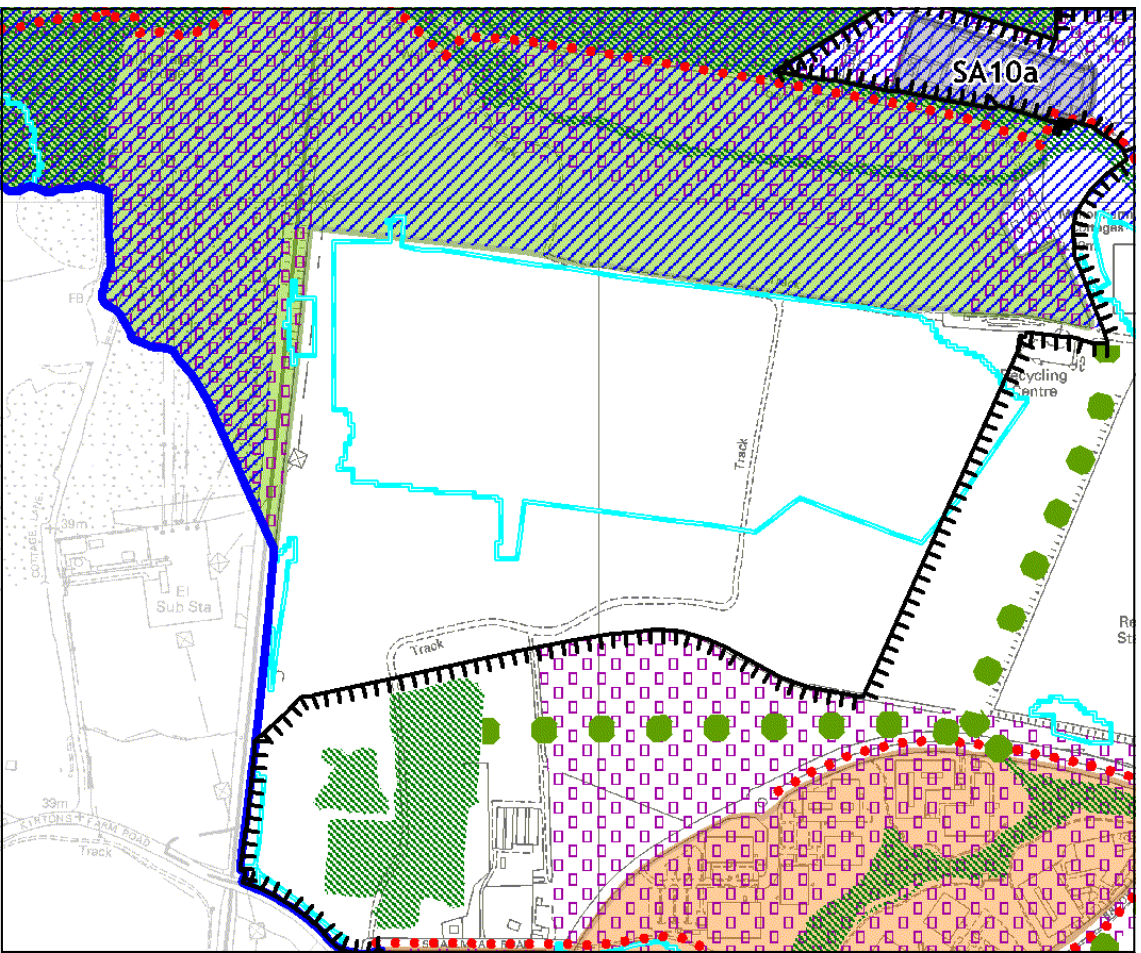
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Major Landscape  
Feature (SA17)

For the remainder of  
the key, please see  
Appendix 5.



# APPENDIX 4: AMENDMENTS TO THE PROPOSALS MAP - MM8

Change to the boundary of Major Landscape Feature, Whiteknights Campus

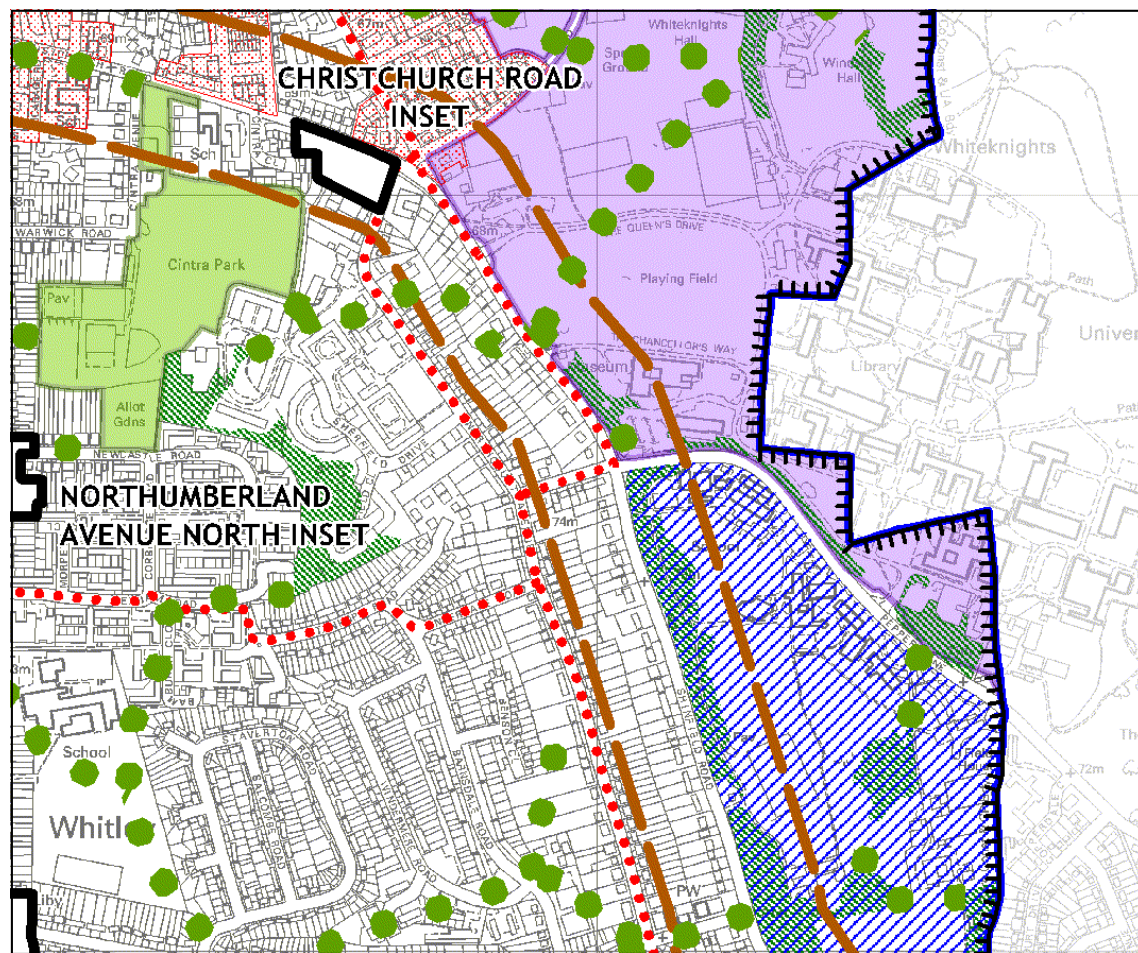
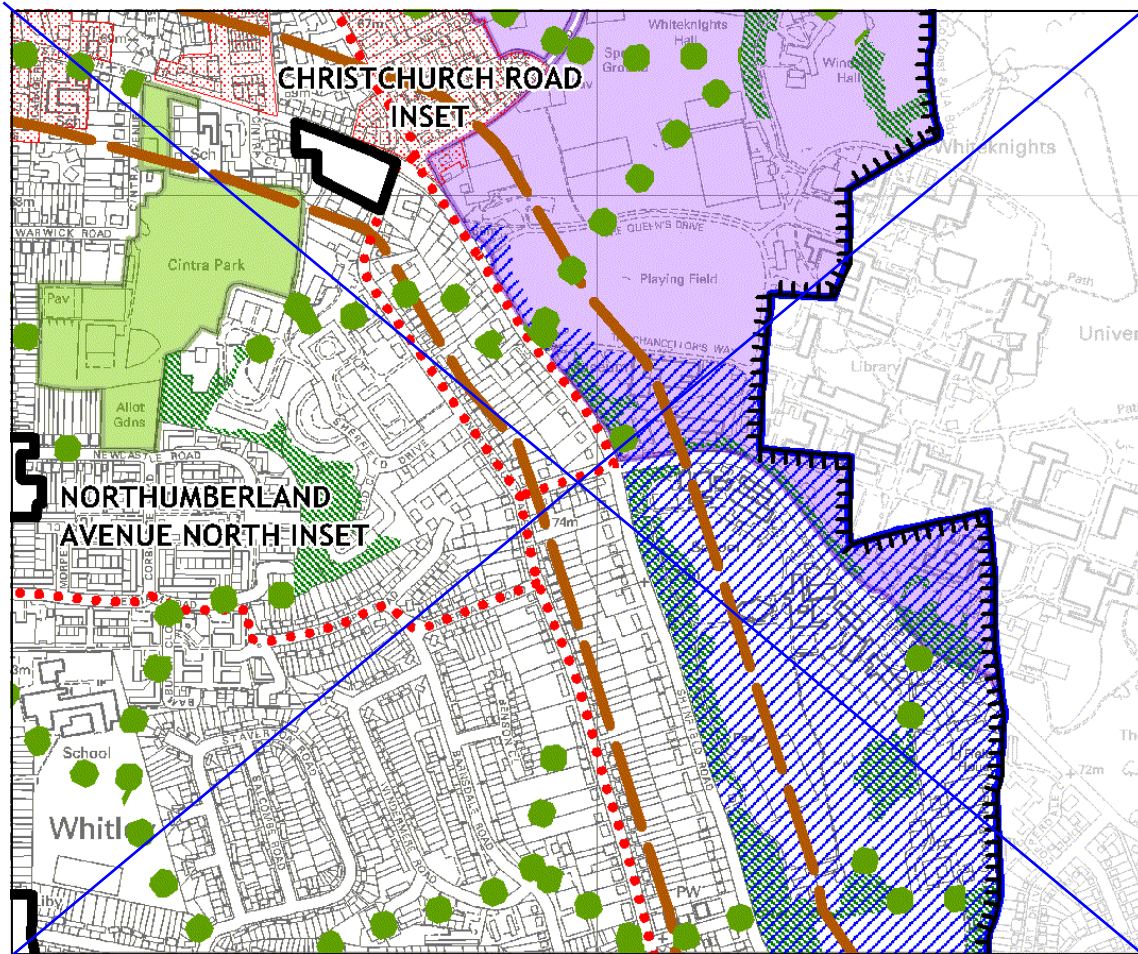
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Major Landscape Feature (SA17)








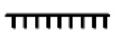






For the remainder of the key, please see Appendix 5.








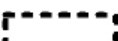


## APPENDIX 5: PROPOSALS MAP KEY

-  Reading Borough Boundary
-  Boundary of Inset Maps (Corresponds to District and Local Centre Boundaries (SA15) and Reading Central Area Action Plan Boundary)

### *Proposed Sites and Detailed Policies Document Designations*

-  Key Frontage in Centres (Policy DM13)
-  Local Wildlife Sites, Local Nature Reserves & Areas of Biodiversity Action Plan Habitat (Policy DM17)
-  Existing and potential Green Links (Policy DM17)
-  Areas of archaeological potential
-  Sites allocated for development (Policies SA2, SA4, SA5, SA8, SA9 and SA10)
-  Whiteknights Campus, University of Reading (Policy SA6)
-  Crescent Road Campus (Policy SA7)
-  Settlement Boundary (Policy SA11)
-  Core Employment Areas (Policy SA12)
-  Transport Improvements (Policy SA13)
-  Cycle Routes (Policy SA14)
-  Public and Strategic Open Space (Policy SA16)
-  Major Landscape Features (Policy SA17)
-  Edge of Chilterns Area of Outstanding Natural Beauty (Policy SA17)

### *Contextual Information (Potentially Subject to Change During Plan Period)*

-  Conservation Areas
-  Scheduled Ancient Monuments
-  Air Quality Management Area (related to Policy DM19)
-  Major Hazard Sites (related to Policy DM20)
-  Hazardous Pipelines (related to Policy DM20)
-  Historic Parks and Gardens (related to Policy CS33)
-  Boundary of Flood Zone 2 (Environment Agency)
-  Area safeguarded for potential Crossrail extension

## APPENDIX 6: SUSTAINABILITY APPRAISAL OF MAIN MODIFICATIONS

The main modifications listed in this document also, for the most part, require sustainability appraisal, since, under the Planning and Compulsory Purchase Act 2004, all plans and proposals need to go through the Sustainability Appraisal process. A Sustainability Appraisal assesses the environmental, economic and social effects of plans and proposals, by appraising them against a set of sustainability objectives. Reading Borough Council's 18 sustainability objectives are set out below, and these come from the Revised Sustainability Appraisal Scoping Report, published in 2008.

The only exceptions to the need to go through the SA process are MM4 and MM5, as these changes are to the Housing Trajectory. The Housing Trajectory is simply a summary of the housing that has already been built or permitted, or which is proposed within policies that have been appraised separately. Therefore, it has not been appraised in the previous Sustainability Appraisal, and the modifications are not appraised here.

<b>Revised Sustainability Objectives (2008)</b>	
<b>Living within Environmental Limits (Environmental Objectives)</b>	
1	To limit the impact of climate change through minimising CO2 emissions and other greenhouse gases
2	Adapt to inevitable climate change in terms of preparedness for extreme weather events, including managing the risk of flooding
3	Use energy, water, minerals and other natural resources appropriately, efficiently and with care
4	Minimise the consumption of, and reduce damage to, undeveloped land, appropriately utilising brownfield land
5	Minimise the generation of waste and promote more sustainable approaches to waste management
6	Minimise air, water, soil/ ground and noise pollution
7	Value, protect and enhance the amount and diversity of wildlife and habitat, and other contributors to natural diversity, including establishing/enhancing ecological networks
8	Create, enhance and maintain safer, cleaner and greener environments and attractive and functional buildings
9	Value, protect and, where appropriate, enhance the historic environment
<b>Ensuring a Strong, Healthy and Just Society (Social &amp; Economic Objectives)</b>	
10	Protect, promote and improve human health and well-being through healthy lifestyles and healthcare provision
11	Promote safe, stronger and vibrant communities through measures to reduce crime and the fear of crime and enhance community cohesion
12	Provide high quality housing of a type and cost appropriate to the needs of the area
13	Reduce the need for travel and transport particularly by car or lorry while providing good physical access for all to services, facilities and other people by means such as walking and cycling
14	Value the social and cultural diversity and the local distinctiveness of communities
15	Ensure accessible opportunities for all to engage in culture, leisure, and physical and recreational activity, particularly in areas of open space and waterspace
16	Facilitate sustainable economic growth and regeneration that provides employment opportunities for all and supports a successful, competitive, and balanced local economy that meets the needs of the area, and improves the economic situation for particularly deprived communities
17	Maximise access for all to the necessary education, skills and knowledge to play a full role in society
18	Provide opportunities for all to participate fully in society including local democracy and decision-making processes

Each of the main modifications has been appraised according to their predicted impact on the sustainability objectives using the criteria below. The appraisal is explained in more depth in the commentary underneath each appraisal. This section also identifies where negative effects would require mitigation.

✓✓	Very positive impact on the sustainability objective (significant positive effect)
✓	Positive impact on the sustainability objective
?✓	Tendency to a positive impact on the sustainability objective
O	Neutral impact on the sustainability objective
?X	Tendency to a negative impact on the sustainability objective
X	Negative impact on the sustainability objective
XX	Very negative impact on the sustainability objective (significant negative effect)
✓X	Both positive and negative impacts on the sustainability objective
?	The impact of an issue cannot be predicted at this stage



## MM1: Wording changes to Park Lane School, The Laurels and Downing Road

Modification	Sustainability Objectives & Effect																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
MM1: Release of playing field for residential development only if national/local policy satisfied	X	0	X	X	X	X	X	?X	0	0	?✓	✓✓	✓	0	0	0	0	0
SA5a(i): Do not allocate	✓	0	✓	✓	✓	0	✓	?✓	0	✓	0	0	0	0	X	0	0	0
SA5a(ii): Playing field	✓	0	✓	✓	✓	0	0	✓X	0	✓	0	0	0	0	✓	0	0	0

### COMMENTS

NB: It is assumed for the purposes of this appraisal that the MM1 modification will lead to residential development, having fulfilled the clauses in local and national policy. The reason for this is that, if it does not fulfil those policies, there are two possibilities: either the site would be left as it is - which will have the same sustainability effects as a 'do not allocate' option, which was already appraised in the 2010 and 2011 Sustainability Appraisals - or the site would be retained as a playing field as part of the school complex - which would have the same effects as the 'playing field' option, also appraised in 2010 and 2011. Both of these options (SA5a(i) and (ii)) are included for completeness above.

**MM1:** In the main, the sustainability effects of this option are the same as the 'development for residential' option appraised in the 2010 and 2011 Sustainability Appraisals (reference SA5a(iii)). New development will impact on energy and resource use and climate change (1, 3). Through good design, those impacts can be mitigated. Any development on this site will create a level of pollution and will have an effect on the wildlife habitats on the site (6, 7). A safe, clean and attractive development can be provided if attention is paid to design and materials (8). There would be a **significant positive effect on the provision of housing (12)**. The main difference from the option previously appraised is that the release of the land can only occur if it has been demonstrated that it is surplus or that suitable mitigation will be made. As such, there should be no negative effects on access to leisure (15), local distinctiveness (14) and health (10), whilst the negative effect on use of undeveloped land (4) will not be significant.

**MITIGATION:** Since mitigation measures would need to be clearly identified prior to release of the playing field, if it is demonstrated to not be surplus, no mitigation measures for loss of the playing field would be required. However, inclusion of some green space could assist in providing additional mitigation against any effects on biodiversity or local distinctiveness. The environmental costs of development on matters such as CO2 and energy should be mitigated through compliance with the Council's sustainable development policies.

**For other options relating to this policy, please see the Sustainability Appraisal of the SDPD and Proposals Map (2011), on the Council's website:**  
[http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf)

MM2, MM3, MM6: Deletion of the allocation of Land at Kentwood Hill (was SA8a)

Modification	Sustainability Objectives & Effect																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
MM2 (includes MM3 and MM6)	✓	0	✓	✓	0	0	✓✓	✓	0	0	0	X	0	0	0	0	0	0

**COMMENTS:**

The option of not allocating site SA8a (Land at Kentwood Hill) was appraised within the Sustainability Appraisals of the SDPD and Proposals Map published in February 2010 and February 2011 (then referred to as SA8a(i)). The appraisal above is identical to that within the 2011 Sustainability Appraisal document.

**MM2:** Under main modification MM2 (including MM3 and MM6), the proposed development land would stay in its current state - undeveloped and not subject to any maintenance. It would have a **significant positive effect on maintaining the existing biodiversity of these areas and minimise adverse impacts (7)**. However it would leave an area of land that is currently in use as low value builders and landscape contractors yards that, subject to concerns about piecemeal development expressed by the Inspector, could be more used for small scale residential development.

**MITIGATION:** No effects requiring mitigation have been identified.

**For other options relating to this policy, please see the Sustainability Appraisal of the SDPD and Proposals Map (2011), on the Council's website:**  
[http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf)

## MM7, MM8: Changes to the boundaries of Major Landscape Features

		Sustainability Objectives & Effect																	
Modification		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
MM7	Modified boundary to the Kennet and Holy Brook Meadows	0	✓	0	✓	0	0	✓	✓✓	?✓	?✓	0	X	0	✓✓	?✓	?✓	0	0
MM8	Modified boundary to the East Reading Wooded Ridgeline	0	✓	0	✓	0	0	✓	✓✓	?X	?✓	0	X	0	✓✓	?✓	0	?✓	0

### COMMENTS:

**MM7:** The appraisal of the change to the Kennet and Holy Brook Meadows is primarily the same as the appraisal for the proposed policy in the 2011 Sustainability Appraisal. This is because, in practice, areas just outside the Major Landscape Feature policy will still need to take account of the policy, so the application of the policy does not greatly differ. The amended boundary would continue to have a **significant positive effect on the local distinctiveness of the area through retaining key local landscapes (14)**, would have a **significant positive effect on cleaner and greener environments (8)**, would help to retain areas with tree cover, for wildlife (7) and shading (2), would resist comprehensive development of the feature (4), and would retain areas which can be used for informal recreation (15, 10), although it should be noted that not all areas are publicly accessible. It would also help to provide a natural setting to the historic features at the northern boundary of the feature (9). The main difference from the 2011 appraisal is that excluding the former Burghfield landfill site may give more scope for employment development, that could contribute to the local economy.

**MM8:** The appraisal of the change to the East Reading Wooded Ridgeline is primarily the same as the appraisal for the proposed policy in the 2011 Sustainability Appraisal. This is because, in practice, areas just outside the Major Landscape Feature policy will still need to take account of the policy, so the application of the policy does not greatly differ. The amended boundary would continue to have a **significant positive effect on the local distinctiveness of the area through retaining key local landscapes (14)**, would have a **significant positive effect on cleaner and greener environments (8)**, would help to retain areas with tree cover, for wildlife (7) and shading (2), would resist comprehensive development (4), and would retain areas which can be used for informal recreation (15, 10), although it should be noted that not all areas are publicly accessible. The main differences from the 2011 appraisal are that excluding the university campus may contribute towards more development for education and skills uses (17), and that the areas excluded contain some listed buildings and structures, and the removal of the designation may have some impact upon their setting (9).

**MITIGATION:** The potential negative effects of the modifications are already mitigated to some degree, within the SDPD or elsewhere. The negative effect on housing provision is mitigated by the fact that Reading continues to provide a significant amount of land for housing development. The potential negative effect on the historic environment from MM8 would be mitigated by applying policies on the setting of historic features within the Core Strategy (CS33) and national policy (PPS5/NPPF).

**For other options relating to this policy, please see the Sustainability Appraisal of the SDPD and Proposals Map (2011), on the Council's website:**  
[http://www.reading.gov.uk/documents/servingyou/planning/local\\_development\\_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf](http://www.reading.gov.uk/documents/servingyou/planning/local_development_framework/20428/Sustainability-Appraisal-of-Revised-PreSub-SDPD-0211.pdf)