

**Reading Borough Council
Local Development Framework**

SUSTAINABILITY APPRAISAL REPORT

of the

**Site Allocations Document (SAD) Issues and
Options**

DRAFT

October 2008

This document lists the assessment of each proposed development or site to be saved. It lists the criteria against which each site is assessed. It should be read in conjunction with the Site Allocations Summary document for Caversham and Emmer Green.

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APPENDIX 1: COMPATIBILITY ASSESSMENT: TESTING THE CORE OBJECTIVES (CORE STRATEGY) AGAINST THE REVISED SUSTAINABILITY APPRAISAL FRAMEWORK

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Revised Sustainability Objectives (2008)	
Living within Environmental Limits (Environmental Objectives)	
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
Ensuring a Strong, Healthy and Just Society (Social & Economic Objectives)	
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

		Core Objectives (derived from the Adopted Core Strategy)						
Sustainability Objectives (revised)		1. Strengthen the role of Reading as the regional hub for the Thames Valley, providing an accessible focus for the development of employment, housing, services and facilities, meeting the needs of residents, workers, visitors, those who study in Reading Borough, and the wider area	2. Improve quality of life for those living, working, studying in and visiting the Borough, creating inclusive, sustainable communities with good access to decent and affordable housing, employment, open space and waterspace, transport, education, services and facilities (such as sustainable water supplies, healthcare services etc.) to meet identified needs	3. Ensure new development is accessible and sustainable, in accordance with the LDF sustainability appraisal objectives	4. Maintain and enhance the historic, built and natural environment, of the Borough through investment and high quality design	5. Improve and develop excellent transport systems to improve accessibility within Reading and for the wider area by sustainable modes of transport	6. Offer outstanding cultural opportunities, which are based on multiculturalism, local heritage and high quality, modern arts and leisure facilities	7. Ensure that Reading is a multi-cultural city where significant social inclusion exists, and where the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement
	1	?X	0	✓✓	0	✓✓	0	0
	2	0	0	✓✓	0	0	0	0
	3	0	✓	✓✓	0	✓	0	0
	4	?	?✓	✓	0	0	0	0
	5	0	?✓	✓	0	0	0	0
	6	0	0	✓	0	✓	0	0
	7	0	0	?✓	✓✓	0	0	0
	8	0	0	0	✓✓	0	✓	0
	9	0	0	0	✓✓	0	✓✓	0
	10	?✓	✓✓	?✓	0	✓	?✓	✓
	11	?✓	✓✓	0	0	0	0	✓✓
	12	✓	✓	0	0	0	0	0
	13	✓	✓	✓✓	0	✓✓	0	0
	14	0	0	0	0	0	✓✓	✓
	15	?✓	✓✓	✓	?✓	0	✓✓	?✓
	16	✓	✓	?✓	✓	?	✓✓	✓

	17	?✓	✓✓	✓	0	0	?✓	?✓
	18	0	0	0	0	0	0	✓✓

KEY	✓✓	Very positive impact on the sustainability objectives (very compatible)
	✓	Positive impact on the sustainability objectives (compatible)
	0	Neutral impact (no recognised link - neither compatible nor incompatible)
	X	Negative impact on the sustainability objectives (not compatible)
	XX	Very negative impact on the sustainability objectives (very incompatible)
	?	The impact cannot be predicted at this stage

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APPENDIX 2: SUSTAINABILITY APPRAISAL OF THE OPTIONS

Site Ref	SA4																	
Address	Land at Chazey Court Farm, the Warren, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	X	XX	?✓	XX	?✓	?✓	XX	?✓	0	✓	0	X	X	0	X	0	0	0
COMMENTS:	<p>Housing: New houses will increase CO2 emissions and greenhouse gases, increasing the effect on climate change (1). The site falls within flood zones 3a and 3b, any development may be at risk of extreme weather events (2). It will be possible, through sustainable design to minimise the consumption of important natural resources (3). As the site is an undeveloped farm, the development of it will result in the loss of undeveloped land (4). Good design can ensure waste and pollution is minimised; the location next to the River Thames will require mitigation (5 & 6). Good design will help to create and enhance a safe, clean and green environment (8). The suggested proposal for housing for nursing home workers would not provide a variety of housing options for the area (12).</p>																	

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Site Ref	SA5																	
Address	Plots A & B, Gravel Hill, Blagrove Lane, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	X	?✓	?✓	XX	?✓	?✓	XX	?✓	0	X	?✓	?✓	X	0	X	0	X	0
COMMENTS:	<p>Housing: The development of these two lots would result in an increase of CO2 emissions and other greenhouse gases as the lots are previously undeveloped (1). It is possible that through good design, the extreme weather events can be mitigated (2). Through good design, natural resources can be used efficiently (3). Waste and pollution levels can be mitigated by good design to meet the sustainability objectives (5 & 6). A clean, safe and green environment can be created by good design and taking into account the surrounding natural area (8). Crime and fear of crime can be reduced through good quality design taking into account the concerns of neighbouring residents (11). As the sites are quite small, there will not be much scope for a variety of housing types; the surrounding area should be taken into account when developing the design of the site (12).</p>																	

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Site Ref	SA9																	
Address	Land at 75 Star Road, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? X	XX	? ✓	✓	? ✓	? ✓	X	? ✓	0	X	? ✓	? ✓	✓	0	0	0	✓	0
COMMENTS:	<p>Housing: As this will be new development, it is likely that the levels of CO2 and greenhouse gas emissions will increase (1). <u>The site is located within a Flood Risk Zone 3a, which will make development that will manage extreme weather events difficult</u> (2). There is a potential through good design for any new development on the site to use natural resources efficiently (3). Waste and pollution levels can be minimised throughout the construction process and also when the housing is occupied by good design (5 & 6). Through good design it can be possible to create cleaner and greener and functional buildings (8). The site is small and it is unlikely that it will provide a wide variety of housing, but the housing that could be developed should be able to meet the needs of the area as well as reducing the fear of crime (11 & 12).</p>																	

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Site Ref	SA12																	
Address	Land adjacent to 54 Highdown Hill Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	XX	X	?✓	XX	?X	?X	XX	?✓	?✓	X	?✓	?✓	X	0	✓	0	X	0
COMMENTS:	<p>Housing: As the site is undeveloped and has heavy tree cover, any development would have an adverse effect through an increase in CO2 and greenhouse gas emissions (1). Through good design natural resources can be used efficiently (3). Any development would use up an area of undeveloped land which currently has a lot of vegetation and also is of a steep topography (4). As the site has not been developed previously and has a lot of vegetation, it is unlikely that the level of waste and pollution can be mitigated sufficiently (5 & 6). Good design and pre-application consultation can ensure that the design is suitable for the site and would have a minimal impact on the heritage of the site (8 & 9) Housing of a variety that is suitable for the area as well as reducing the fear of crime could be achieved by good design (11 & 12).</p>																	

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Site Ref	SA18																	
Address	Land at 82 Star Road, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? X	XX	? ✓	✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	? ✓	✓	0	✓	0	✓	0
COMMENTS:	<p>Housing: Good design may be able to ensure that CO2 and greenhouse gas emissions from the development are minimal. But it is likely that new development will have increased emissions (1). The site is within Zone 2 and partially within Zone 3 flood risk area, limiting the amount and type of development (2). Good design of the houses can ensure natural resources are used appropriately (3). Good design and sustainable development can minimise waste and pollution (5 & 6). A well-designed proposal and consultation with neighbouring dwellings can ensure a safe, clean and green environment (8). The site is not within 800m of a GP surgery, however, public transport links should provide adequate access (10). Good design can facilitate crime prevention in the area (11). The site is small, but good quality housing can be provided for the needs of the area through good design (12).</p>																	

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Site Ref	SA23																	
Address	Industrial zones of Loverock Road Estate																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? X	X	? X	✓	? X	? ✓	0	? X	0	XX	? ✓	? ✓	✓	0	? ✓	? X	✓	0
COMMENTS:	<p>Housing: There is the potential for reduced CO2 and greenhouse gas emissions, however, as the site is so large, the proposal is not expected to minimise these emissions (1). The site is a mix of flood risk areas 2 and 3a, good design will have to minimise the flood risk for development (2). Good design can ensure that natural resources are used efficiently (3). Due to the land being heavily developed already, it will be difficult to regenerate the site into housing without a large amount of waste (5). As the site has a lot of commercial development on it, a residential development might help to reduce the pollution from the site (6). Good design can ensure a safe, clean and green development (8). The location next to the railway lines will significantly impact on the amenity and lifestyle for residents (10). It will be important to address crime and reduce the fear of crime through design as some parts of the site may be used for commercial/economic purposes (11). The site is very large and so there is a good opportunity for the housing provided to be varied (12). As the site is large, potential development could include community and recreation facilities (15). Part of the site may be retained for employment/economic use, depending on the amount of housing provided (16).</p>																	

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Site Ref	SA30																	
Address	NHS land at former Battle Hospital, Portman Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? X	XX	? ✓	✓✓	? ✓	? ✓	0	? ✓	? X	✓	? ✓	? ✓	✓	0	✓	XX	✓	0
Mixed Use Commercial and Housing	? X	XX	? ✓	✓✓	? X	? ✓	0	? ✓	? X	✓	? ✓	? ✓	✓✓	0	✓	✓✓	✓	0
COMMENTS:	<p>Housing: The proposal is likely to increase CO2 and greenhouse gas emissions, however, through good design this could be mitigated (1). The site is located within flood risk area 3a and will not be able to mitigate extreme weather events as well as other parts of the Borough (2). Good design will ensure that natural resources are used efficiently (3). Waste and pollution can be reduced through good design (5 & 6). Assessment of the site shows the potential for prehistoric and Saxon archaeology; therefore, pre-assessment of the proposal will be required (9). As there is a mix of development in the immediate area, it will be important to ensure residents feel safe walking through the area, good design can ensure this (11). As the site is quite large, a range of housing can be provided (12).</p> <p>Mixed Use: The proposal of mixed use will have slightly different results to that of just housing. With regards to waste, commercial activities dispose of their waste differently and can have a lot more than a residential development (5). The proposal for mixed use will be suitable for this site as it will provide for employment opportunities for people in the immediate area, and there are good public transport links for people visiting the site from outside the immediate area (13). Mixed use will also provide for employment opportunities (16).</p> <p>Conclusion: Both proposals are good for the site. Both proposals will compliment the existing surrounding environment of employment and commercial areas.</p>																	

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Site Ref	SA32																	
Address	28-30 Richfield Avenue																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? X	XX	?✓	✓	?✓	? X	0	?✓	? X	✓	?✓	?✓	✓	0	✓	XX	?✓	0
COMMENTS:	<p>Housing: it is likely that new development on the site will lead to an increase in CO2 and greenhouse gas emissions, especially if the proposal is for high density housing (1). <u>The site is within flood risk zone 2 and partially within zone 3a, which may lead to problems ensuring a design can mitigate an extreme weather event (2).</u> Through good design it could be possible to ensure natural resources are used appropriately (3). It will be possible to reduce the amount of waste from the site through good design (5). The site has potential contamination from historic uses, which may influence the design of the proposal (6). Good design can create a safe, clean and green environment and functional buildings (8). The site has archaeological remains and a pre-assessment will be required (9). Through good design the proposal can ensure that the fear of crime is reduced in this area (11). The site is quite large and through design and consultation, a number of different types of housing can be provided to meet the needs of the area (12). The proposal will take up previously used industrial land in the middle of an industrial area (16). The site is not within 800m of a school, however, as it is close to main public transport links, access should be provided (17).</p>																	

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Site Ref	SA39																	
Address	Royal Mail Site																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Public Transport Interchange/Theatre	? X	? ✓	? ✓	✓	? ✓	? ✓	0	? ✓	0	0	? ✓	0	✓✓	0	✓	✓	0	0
COMMENTS:	<p>Public Transport Interchange/Theatre: It is unlikely that a proposal that involves a public transport interchange will be able to minimise CO2 and greenhouse gas emissions (1). The site is a large site and good design will ensure extreme weather events can be mitigated (2). Through good design, natural resources will be able to be used efficiently (3). Waste and pollution can both be mitigated through good design (5 & 6). Good design will also ensure a safe, clean and green environment is provided (8). As the site is adjacent to the rail station, it will be important to ensure good design provides a safe and crime free environment for public transport users (11).</p>																	

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Site Ref	SA45																	
Address	Lowfield Farm, Henley Road, Caversham/ Withies Woodland, Berry Brook and adjacent open fields																	
Sustainability Objectives & Effect																		
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Mixed Use incl. Park and Ride	XX	XX	?✓	XX	?✓	?X	XX	?✓	?X	?X	?✓	?✓	?✓	0	?X	✓	?X	0
Wildlife Heritage Site	✓✓	✓	0	✓✓	0	0	✓✓	✓	✓✓	✓	0	0	0	0	✓	0	0	0
Comments	<p>Mixed Use: The development of any building on this site will increase the CO2 and other greenhouse gas emissions in the area. If this site includes a park and ride facility, the cars coming and going from the site will also exacerbate the CO2 emissions (1). The site is within a functional flood plain, therefore, the risk of extreme weather events is higher than other parts of the Borough (2). Good design will potentially be able to ensure that natural resources are used efficiently (3). Good design can help to minimise the amount of waste that is generated from the site (5). As the site is large and undeveloped, it is unlikely that pollution, especially water and soil/ground pollution can be mitigated (6). Good design will be able to provide an environment that is clean, green and safe (8). The site is an area of high archaeological potential, so any development on the site will have to be highly mitigated (9). The site is not located close to health care providers, however, public transport may be able to provide access (10). Good design can help to achieve an area that is free of crime and the fear of crime (11). There is a potential for a large number of units on this site, which could be of varying sizes and costs (12). If the design does include a park and ride, this will be most beneficial to new residents and residents in the area in facilitating public transport use (13). The use of this land for development purposes could mean that an area of recreational value is taken from local residents. However, the new design could incorporate recreational land (15). A mixed-use development will help to encourage economic growth in the area (16). The site is not within 800m of a school, and therefore, does not provide easy access for education for residents (17).</p> <p>Wildlife Heritage Site: The use of this site for open space will help to minimise CO2 and greenhouse gas emissions from neighbouring areas (1). By having an undeveloped area of land, flood risk can be minimised in the surrounding area as the water will have a natural soakage area (2). By retaining this as an area of open space, the consumption of undeveloped land will be reduced (4). By creating a Wildlife Heritage Site, the proposal will value, protect and enhance the amount and diversity of wildlife and habitat in the area (7). This proposal is maintaining a green environment (8). The area of open space will also provide for leisure and recreational facilities (10 & 15).</p> <p>Conclusion: There is the potential for the sustainability objectives to be met by both proposals.</p>																	

Site Ref	SA46																	
Address	Tesco Stores Ltd, Oxford Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Extend boundary of Oxford Road Shopping Centre	? X	0	? X	✓✓	X	? X	0	✓	0	0	✓	0	✓	0	0	✓	0	✓
COMMENTS:	<p>Extend boundary: By extending the boundary of the Local Centre at Oxford Road, it is indicating that future development on the Tesco site can occur. However, as the Tesco supermarket is newly developed and the rest of this Local Centre is built out, it is unlikely that the level of CO2 and greenhouse gas emissions will increase from the current level (1). As this area grows in popularity with shoppers, the economic activity may lead to more use of natural resources (3). As the area of local centre shopping grows, there is likely to be more waste generated by businesses as well as consumers (5). As the area grows larger, there is likely to be more pollution, however, this may not exceed the current levels. There are aspects of the Tesco Supermarket development that are sustainable, and this new development may encourage other buildings along Oxford Road to undertake sustainable upgrades when they are needed (8). By including this area in the Local Centre shopping district, it is likely that public consultation between the Council and shoppers could be held at the Tesco store (18).</p>																	

Site Ref	SA47																	
Address	Chazey Court Farm																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site	✓✓	✓	0	✓✓	0	✓	✓✓	✓	✓✓	✓	0	0	0	0	✓	0	0	0
COMMENTS:	<p>Wildlife Heritage Site: By not developing the site, and keeping it as an area of open space, the level of CO2 and other greenhouse gas emissions in the area could be reduced (1). The protection of the site as a Wildlife Heritage Site will maintain a green environment (7 & 8). The site is of archaeological interest so not developing it will protect this heritage (9).</p>																	

Site Ref	SA48																	
Address	Land adjacent to Crowne Plaza Hotel, Richfield Avenue																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Apartment Hotel	X	XX	?✓	✓	?✓	?✓	0	?✓	?X	?✓	✓	?X	?✓	0	0	X	0	0
COMMENTS:	<p>Apartment Hotel: Any development will lead to increased CO2 and greenhouse gas emissions. An apartment hotel, which operates as serviced apartments could lead to more emissions from the higher number of residents moving through the building and the services, such as cleaning and cooking, that are offered (1). The site is located within flood risk zones 2 and 3a, extreme weather events may not be able to be adequately mitigated (2). Good design should be able to ensure that natural resources are used appropriately (3). The site is currently a hotel car park, so while it is not a fully developed site, the use of it for this proposal will be a good use of currently developed land (4). The use of the site as an Apartment Hotel may also lead to efficient waste disposal as the hotel staff are more likely to be doing this than the short term residents (5). Good design could lead to minimal air, water, soil and noise pollution (6). As this site will be seen by many people, it is likely that the developer will want to create a building of high quality design, that is clean, green and efficient (8). The site has archaeological potential, mitigation will be required (9). An Apartment Hotel will be likely to provide health care services or information on health care services close to the building (10). As the building will be operated as an Apartment Hotel there is likely to be security personnel operating on the site and in the immediate area (11). It is unlikely that this proposal will provide a variety of housing for people, as the site is likely to provide housing at the upper end of quality and price (12).</p>																	

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Site Ref	SA51																	
Address	Milestone Wood and Milestone Way																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site	✓	✓	0	✓	0	✓	✓✓	✓	0	✓	0	0	0	0	✓	0	0	0
COMMENTS:	<p>Wildlife Heritage Site: Large areas of open space are essential to mitigating extreme weather events (2). There are various proposals for this site, such as designation as a Major Area of Open Space, Neighbourhood Recreation Area and Major Landscape Feature. All of these proposals will be suitable for the site and ensure that the amount and diversity of wildlife and habitat is maintained within the Borough (7).</p>																	

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Site Ref	SA52																	
Address	Arthur Legge Centre, Wolsey Road, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Community Use	? X	X	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	✓	? ✓	0	✓	✓	✓	0	✓	✓
Housing	? X	XX	? ✓	✓	? ✓	? ✓	0	? ✓	0	✓	? ✓	? ✓	✓	0	0	0	✓	0
COMMENTS:	<p>Community Use: As the site contains buildings that will likely be torn down before redevelopment, it is likely that there will be an increase in CO2 and greenhouse gas emissions from the site (1). Site is within flood risk zones 2 and 3 and this may influence the development (2). Good design can ensure that natural resources can be used efficiently (3). The proposal for community use is appropriate for the site, as there are other buildings in the area that will compliment the centre if used as a community facility (4). Waste and pollution can be minimised through good design (5 & 6). Good design can ensure the provision of a functional building that is green and efficient (8). A site used for community use can be good for crime prevention as it is a building that is used throughout the day and evening (11).</p> <p>Housing: As the site is within flood risk areas 2 and 3, housing is not suitable for a site that may not be able to mitigate the effects of extreme weather events (2). Good design can ensure that fear and incidence of crime is reduced (11). The site will only be large enough for 3-6 houses, which may not result in a wide variety. Consultation and assessment of the area should be able to ensure suitable styles of houses are provided (12).</p> <p>Conclusion: Due to the location within a flood risk area, there is a risk of property damage for either proposal.</p>																	

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Site Ref	SA54																	
Address	Site 28 - Westfield Road Recreation																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Public Recreation Ground	✓	✓	✓	✓	0	0	✓	✓	0	✓✓	?✓	0	0	0	✓	0	0	0
COMMENTS:	Public Recreation Ground: Public recreation grounds within residential areas help to improve health and well-being (10). Large parks like this can have an element of criminal activity, it is important that the public space is designed to ensure that all people who use the park feel and are safe (11).																	

Site Ref	SA55																	
Address	Site 37 - Emmer Green Car Park and open space																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Area of Open Space	✓	✓	✓	✓	0	0	✓	✓	0	✓✓	?✓	0	0	0	✓	0	0	0
COMMENTS:	Major Area of Open Space: Areas of open space within residential areas help to improve health and well-being (10). Large parks like this can have an element of criminal activity, it is important that the public space is designed to ensure that all people who use the park feel and are safe (11).																	

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Site Ref	SA56																	
Address	Site 39 - Christchurch Meadows and Fry's Island																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Area of Open Space	✓	✓	0	✓	0	0	✓✓	✓	?✓	✓✓	?✓	0	0	✓	✓✓	0	0	0
COMMENTS:	<p>Major Area of Open Space: The retention of this area as open space will ensure the diversity of wildlife and habitats within the Borough is maintained (7). The buildings on Fry's Island and the use as a boat mooring area may be threatened with the change to a Major Area of Open Space and will need to be considered in any application (9). Areas of open space are important to improve human health and well-being (10). It is important to ensure that people who use public spaces feel and are safe (11).</p>																	

Site Ref	SA57																	
Address	Site 40- Thames Promenade - south of River																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Area of Open Space	✓	✓	0	✓	0	0	✓✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	<p>Major Area of Open Space: Large open spaces within the Borough will help to maintain and protect wildlife and habitat areas (7). Having an area of open space this size will benefit the health and well-being of residents (10 & 15).</p>																	

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Site Ref	SA58																	
Address	Site 40- Area close to the Warren - north of the River																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Area of Open Space	✓	✓	0	✓✓	0	0	✓✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	Major Area of Open Space: Large open spaces within the Borough will help to maintain and protect wildlife and habitat areas (7). Having an area of open space this size will benefit the health and well-being of residents (10 & 15)																	

Site Ref	SA59																	
Address	Site 46 - Clayfield Copse																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Area of Open Space	✓	✓	0	✓	0	✓	✓✓	✓	0	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	Major Area of Open Space: Large open spaces within the Borough will help to maintain and protect wildlife and habitat areas (7). Having an area of open space this size will benefit the health and well-being of residents (10 & 15)																	

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Site Ref	SA60																	
Address	Site 47 - Albert Road Recreation Ground																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Recreation Ground	✓	✓	0	✓✓	0	0	✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	Recreation Ground: Having an area of open space this size will benefit the health and well-being of residents (10 & 15)																	

Site Ref	SA61																	
Address	Site 48 - Balmore Walk																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Area	✓	✓	0	✓✓	0	0	✓✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	Neighbourhood Recreation Area: The northern portion of the site is an area of beech wood and grassland that will have (7). Having an area of open space this size will benefit the health and well-being of residents (10 & 15)																	

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Site Ref	SA62																	
Address	Site 49 - Highdown Wood - beech wood north of Balmore Walk																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas, Wildlife Heritage Site and Major Landscape Feature	✓	✓	0	✓✓	0	0	✓✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Area, Wildlife Heritage Site and Major Landscape Feature: This area of land, comprising of beech wood will have habitats and wildlife that are important to preserve (7). Having an area of open space this size will benefit the health and well-being of residents (10 & 15).</p>																	

Site Ref	SA63																	
Address	Site 54- Emmer Green Recreation Ground																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas and Major Landscape Feature	✓	✓	0	✓✓	0	0	✓	✓	✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Area and Major Landscape Feature: The retention of this area of open space will minimise the impact of development on undeveloped land (4). An area of open space this size will benefit the health and well-being of residents (10 & 15).</p>																	

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Site Ref	SA64																	
Address	Site 56 - Remaining open space in Hemdean Bottom																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas, Wildlife Heritage Site and Major Landscape Feature	✓	✓	0	✓✓	0	0	✓	✓	✓✓	✓✓	0	0	0	0	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Area, Wildlife Heritage Site and Major Landscape Feature: The retention of this area of open space will minimise the impact of development on undeveloped land (4). The site will benefit from not being developed as it will protect the archaeological history of the site (9). An area of open space this size will benefit the health and well-being of residents (10 & 15).</p>																	

Site Ref	SA65																	
Address	Site 57- Henley Road Allotments																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas	✓	✓	0	✓✓	0	0	✓	✓	✓	✓✓	0	0	0	✓✓	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Area: The retention of this area of open space will minimise the impact of development on undeveloped land (4). Keeping part of this site as allotments will also help to strengthen neighbourhood and cultural diversity and social networks (14). An area of open space this size will benefit the health and well-being of residents (10 & 15).</p>																	

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Site Ref	SA66																	
Address	Site 60 - Mapledurham Playing Fields																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas and Woods as Wildlife Heritage Site	✓	✓	0	✓✓	0	0	✓✓	✓	✓✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Area and Woods as Wildlife Heritage Site: Retaining this as an area of open space will minimise the impact of development on undeveloped land (4). There is considered to be archaeological potential as well as important habitats in the woods, so it is important to further protect this area (7 & 9). An area of open space this size will benefit the health and well-being of residents (10 & 15)</p>																	

Site Ref	SA67																	
Address	Site 61- Marshland Square																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Neighbourhood Recreation Areas, Wildlife Heritage Site and Major Landscape Feature.	✓	✓	0	✓✓	0	0	✓✓	✓	✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	<p>Neighbourhood Recreation Areas, Wildlife Heritage Site and Major Landscape Feature: Retaining this as an area of open space will minimise the impact of development on undeveloped land (4). As the site is heavily vegetated, there will be many important habitats to be retained (7). An area of open space this size will benefit the health and well-being of residents (10 & 15)</p>																	

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Site Ref	SA68																	
Address	Reading Golf Course																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site and Major Landscape Feature.	✓	✓	0	✓✓	0	0	✓	✓	✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Wildlife Heritage Site and Major Landscape Feature: Retaining this as an area of open space will minimise the impact of development on undeveloped land (4). An area of open space this size will benefit the health and well-being of residents, especially as the site has a specific use as the golf course (10 & 15)																	

Site Ref	SA69																	
Address	Site 70 - Warren Woodlands																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site and Major Landscape Feature.	✓	✓	0	✓✓	0	0	✓✓	✓	✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Wildlife Heritage Site and Major Landscape Feature: Retaining this as an area of open space will minimise the impact of development on undeveloped land (4). As the site is heavily vegetated, this proposal will value and protect a diverse wildlife and habitat area (7). An area of open space this size will benefit the health and well-being of residents (10 & 15)																	

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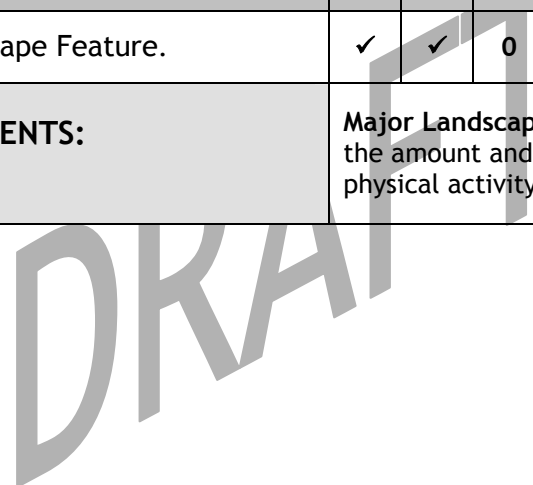
Site Ref	SA70																	
Address	Site 74 - Thames towpath opposite Apple Tree Eyot																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site.	✓	✓	0	✓	0	0	✓✓	✓	✓	✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	<p>Wildlife Heritage Site: As the site is heavily vegetated, this proposal will value and protect a diverse wildlife and habitat area (7). This area of open space will encourage people to walk alongside the Thames (15).</p>																	

Site Ref	SA71																	
Address	Site 78- Victoria Road Cemetery																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Wildlife Heritage Site and Major Landscape Feature	✓	✓	0	✓✓	0	0	✓	✓	✓	✓	0	0	0	✓✓	✓	0	0	0
COMMENTS:	<p>Wildlife Heritage Site and Major Landscape Feature: As the site is a cemetery, it would be unviable to suggest built development (4). Sites available for cemeteries help to value the social and cultural diversity of a community (14).</p>																	

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Site Ref	SA72																	
Address	Site 79 - Kennet Mouth																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Endorse Major Area of Open Space, Wildlife Heritage Site and Major Landscape Feature. Remove WAT10 - Waterways site specific proposals.	✓	✓	0	0	0	✓	✓✓	✓✓	✓	✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Major Area of Open Space, Wildlife Heritage Site and Major Landscape Feature: By retaining this area as a major area of open space it will help to protect the amount and diversity of wildlife and habitat in the area (7). Areas around the river help to promote physical activity, helping maintain a healthy lifestyle (15).																	

Site Ref	SA73																	
Address	Site 80 - Deans farm																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Major Landscape Feature.	✓	✓	0	0	0	✓	✓✓	✓	✓	✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Major Landscape Feature: By retaining this area as a major area of open space it will help to protect the amount and diversity of wildlife and habitat in the area (7). Areas around the river help to promote physical activity, helping maintain a healthy lifestyle (15).																	



Site Ref	SA74																	
Address	Site 81 - Caversham Court																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Endorse Historic Parks and Gardens, Endorse Major Area of Open Space, Neighbourhood Recreation Areas, and Major Landscape Feature	✓	✓	0	0	0	0	✓✓	✓	✓✓	✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Endorse Historic Parks and Gardens, Endorse Major Area of Open Space, Neighbourhood Recreation Areas, and Major Landscape Feature: By retaining this area as a major area of open space it will help to protect the amount and diversity of wildlife and habitat in the area (7). An area of this historic significance is important to value and protect (9). Areas around the river help to promote physical activity, helping maintain a healthy lifestyle (15).																	

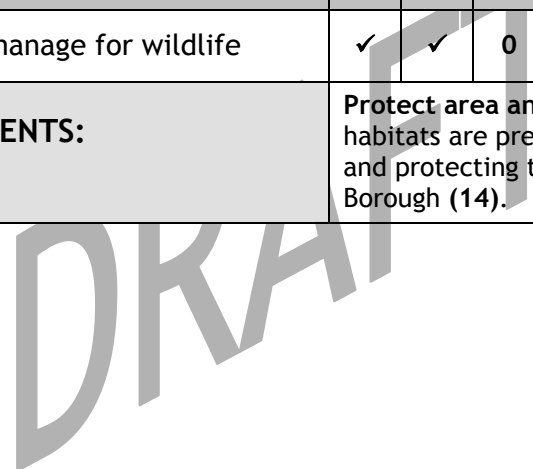
Site Ref	SA75																	
Address	Site 83- Caversham Park																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Endorse Historic Parks and Gardens and add Major Landscape Feature	✓	✓	0	0	0	0	✓✓	✓	✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Endorse Historic Parks and Gardens and add Major Landscape Feature: By creating this as a major landscape feature, the wildlife and habitat in the area can be protected (7). An area of this historic significance is important to value and protect (9). The site is large and will allow different types of recreation and exercise (10 & 15).																	

Site Ref	SA76																	
Address	Site 85 - Hills Meadow and View Island																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Endorse Major Area of Open Space and Major Landscape Feature. Add Wildlife Heritage Site particularly for View Island, and conservation grassland area of Hills Meadow.	✓	✓	0	0	0	0	✓✓	✓	✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Major Area of Open Space, Major Landscape Feature and Wildlife Heritage Site: By creating this as a major landscape feature, the wildlife and habitat in the area can be protected (7). The site is large and near the river so will allow different types of recreation and exercise (10 & 15).																	

Site Ref	SA77																	
Address	Site 86 - Kings Meadow																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Endorse Major Area of Open Space, Wildlife Heritage Site and Major Landscape Feature.	✓	✓	0	0	0	0	✓✓	✓	?✓	✓✓	0	0	0	✓	✓✓	0	0	0
COMMENTS:	Major Area of Open Space, Major Landscape Feature and Wildlife Heritage Site: By creating this as a major landscape feature, the wildlife and habitat in the area can be protected (7). There is an existing development brief for the baths, it will be important not to lose any heritage quality from this site (9). The site is of a significant size and is near the river so will allow different types of recreation and exercise (10 & 15).																	

Site Ref	SA78																	
Address	All Hallows Road - Grass verges and avenue of trees																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Recognise and protect the trees and grass verge along this road.	✓	✓	0	0	0	0	✓✓	✓	✓	✓	0	0	0	✓	✓	0	0	0
COMMENTS:	Protect trees and grass: Protecting this row of trees will not only help to promote and enhance a natural area, but will also ensure an attractive row of trees is maintained (7).																	

Site Ref	SA79																	
Address	Reading Crematorium and Cemetery																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Protect area and manage for wildlife	✓	✓	0	0	0	0	✓✓	✓	✓	✓	0	0	0	✓✓	✓	0	0	0
COMMENTS:	Protect area and manage for wildlife: Protecting this area will not only ensure that wildlife and habitats are preserved, it also maintains an attractive area of open space (7). Retaining the cemetery and protecting the wildlife will help to value the social and cultural diversity of the people in the Borough (14).																	



Site Ref	SA80																	
Address	The Copse, Micklands School, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Protect south west corner of playing field	✓	✓	0	0	0	0	✓✓	✓	✓	✓	0	0	0	0	✓	0	✓	0
COMMENTS:	Protect southwest corner of playing field: Protecting this area of trees will value and enhance the wildlife in this area (7). The location of the copse could provide future educational opportunities (17).																	

Site Ref	SA81																	
Address	Woodland, The Hill Primary School, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Protect as a wildlife haven, wildlife link and educational resource.	✓	✓	0	0	0	0	✓✓	✓	✓	✓	0	0	0	0	✓	0	✓	0
COMMENTS:	Protect area and manage for wildlife: This proposal will protect and enhance an area of natural wildlife and habitat in this area (7). The proposal will also provide educational opportunities as the site is within the school grounds (17).																	

Site Ref	SA82																	
Address	Avenue of trees, Highdown School, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Area of trees within school playing field to be protected.	✓	✓	0	0	0	0	✓	✓	0	✓	0	0	0	0	✓	0	✓	0
COMMENTS:	<p>Protect area of trees within school field: Further investigation is required to determine if protecting these trees will value, protect and enhance the diversity of wildlife and habitat within the Borough (7). The location of the trees could provide future educational opportunities (17).</p>																	

Site Ref	SA83																	
Address	Path from Stuart Close to Surley Way																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
To be designated as a Wildlife Heritage Site and Major Landscape Feature.	✓	✓	0	0	0	0	✓✓	✓	0	✓	?✓	0	0	✓	✓✓	0	0	0
COMMENTS:	<p>Wildlife Heritage Site and Major Landscape Feature: The site was described as a wildlife conservation area in a study in 1987/88 but has been neglected in recent years. It is a good corridor both for wildlife and also people and will enhance the surrounding environment if protected (7). Due to the location behind houses and if the area has been neglected, crime prevention will be important in the upgrade (11). Paths like this in residential areas encourage people to walk in their neighbourhood (14 & 15).</p>																	

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Site Ref	SA84																	
Address	Grove Road - Area of Green opposite St Barnabas Church and Hall																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Create Major Area of Open Space	✓	✓	0	0	0	0	✓	✓	0	✓	0	0	0	0	✓	0	0	0
COMMENTS:	Major Area of Open Space: The site is a nice example of local open space, but may not warrant being protected as a Major Area of Open Space. It will encourage people to walk through the area if it is maintained.																	

Site Ref	SA89																	
Address	Kennings Garage, Gosbrook Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Community facilities and meeting places.	? ✓	? X	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	0	0	✓	✓	0	✓	✓
COMMENTS:	Community Use: As the site has previously been a garage, there is the potential for any new development to minimise the level of CO2 and greenhouse gas emissions from the site (1). The site is located within flood risk zones 3a and 3b, which could severely limit the type of development. As the proposal is for a community use, and not housing, there is the potential for design to mitigate an extreme weather event (2). Good design can help to ensure that natural resources are used efficiently while minimising waste and pollution (3, 4 & 5). A clean, green and functional building can be built through good design (8). As the site was previously used as a garage there is the potential for contaminated land, this will have to be mitigated to ensure that there are no health issues (10). Crime prevention through design will be required to ensure the site is safe for community groups to use (11). A community centre will provide opportunities for recreation, education and consultation (15, 17 & 18).																	

Site Ref	SA90																	
Address	Garage Send Road, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Community facilities with SA89.	? ✓	? X	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	0	0	✓	✓	0	✓	✓
COMMENTS:	<p>Community Use: As the site is used currently as a garage, there is the potential for any new development to minimise the level of CO2 and greenhouse gas emissions from the site (1). The site is located within flood risk zones 3a and 3b, which could severely limit the type of development. As the proposal is for a community use, and not housing, there is the potential for design to mitigate an extreme weather event (2). Good design can help to ensure that natural resources are used efficiently while minimising waste and pollution (3, 4 & 5). A clean, green and functional building can be built through good design (8). As the site is used as a garage there is the potential for contaminated land, this will have to be mitigated to ensure that there are no health issues (10). Crime prevention through design will be required to ensure the site is safe for community groups to use (11). A community centre will provide opportunities for recreation, education and consultation (15, 17 & 18).</p>																	

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Site Ref	SA91																	
Address	Caversham Coach Works Send Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Community facilities with SA89 and SA90.	? ✓	? X	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	0	0	✓	✓	0	✓	✓
COMMENTS:	<p>Community Use: As the site is used currently as a coach works, there is the potential for any new development to minimise the level of CO2 and greenhouse gas emissions from the site (1). The site is located within flood risk zone 3a, which could severely limit the type of development. As the proposal is for a community use, and not housing, there is the potential for design to mitigate an extreme weather event (2). Good design can help to ensure that natural resources are used efficiently while minimising waste and pollution (3, 4 & 5). A clean, green and functional building can be built through good design (8). As the site is used as a coach works there is the potential for contaminated land, this will have to be mitigated to ensure that people can lead a healthy lifestyle when using the site (10). Crime prevention through design will be required to ensure the site is safe for community groups to use (11). A community centre will provide opportunities for recreation, education and consultation (15, 17 & 18).</p>																	

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Site Ref	SA92																	
Address	Reading Paint Services, corner of Send Road & Gosbrook Road																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Community facilities with SA89, SA90 and SA91	? ✓	? X	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	0	0	✓	✓	0	✓	✓
COMMENTS:	<p>Community Use: As the site is used currently as paint services, there is the potential for any new development to minimise the level of CO2 and greenhouse gas emissions from the site (1). The site is located within flood risk zone 3a, which could severely limit the type of development. As the proposal is for a community use, and not housing, there is the potential for design to mitigate an extreme weather event (2). Good design can help to ensure that natural resources are used efficiently while minimising waste and pollution (3, 4 & 5). A clean, green and functional building can be built through good design (8). As the site is used as paint services there is the potential for contaminated land, this will have to be mitigated to ensure that people can lead a healthy lifestyle when using the site (10). Crime prevention through design will be required to ensure the site is safe for community groups to use (11). A community centre will provide opportunities for recreation, education and consultation (15, 17 & 18).</p>																	

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Site Ref	SA100																	
Address	Land at Hardy Close																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Housing	? ✓	XX	? ✓	✓✓	? ✓	? ✓	0	? ✓	0	? ✓	? ✓	? X	✓	0	✓	? X	✓	0
COMMENTS:	<p>Housing: As the site is currently developed, good design can help to minimise the CO2 and greenhouse gas emissions (1). The site is within high flood risk area zone 3a and mitigation for extreme weather events may be difficult (2). Good design should be able to ensure that natural resources are used wisely and waste and pollution are minimised (3, 5 & 6). Good design can provide a safe, clean and green built environment (8). The site is not within 800m of a GP, however, public transport may be able to provide the access needed (10). Crime prevention through design will help to reduce fear and risk of crime (11). The site is small, so may not be able to provide for a wide range of houses for the area (12). The proposal for housing is on a site that is currently used for commercial storage sheds, this proposal may take away an economic opportunity for the area (16).</p>																	

Site Ref	SA125																	
Address	Land at Lowfield Road, Caversham																	
	Sustainability Objectives & Effect																	
Suggested Use Options	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Affordable Housing	✓	✓	? ✓	✓	? ✓	? ✓	0	? ✓	0	✓	? ✓	✓	✓	0	✓	0	✓	0
COMMENTS:	<p>Housing: The site has already been partially developed and further design should be able to ensure that natural resources are used efficiently (3). Waste and pollution can be minimised through good design (5 & 6). Effective consultation with residents and the implementation of good design could produce a clean and green environment. (8). As the site has been partially developed, consultation will be able to ensure that the fear of crime is reduced through design (11).</p>																	