

Caversham Park, Reading

Environmental Statement

July 2023

Environmental Statement Contents
Caversham Park, Reading



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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 This Environmental Statement (ES) has been prepared by Savills (UK) Limited ('Savills'), with input from the project team, on behalf of Beechcroft Developments Ltd ('the Applicant').
- 1.1.2 This ES accompanies a suite of revised documents that together support and update the full planning and listed building applications for the Proposed Development, submitted to Reading Borough Council ('the Council'), for the redevelopment of Caversham Park (hereafter referred to as 'the Site') (Figure 1.1).
- 1.1.3 In March 2022, planning application reference 220409 was submitted and was accompanied by an Environmental Statement ('March 2022 ES'). This ES ('June 2023 ES') replaces in its entirety the March 2022 ES. This ES has been compiled following an extensive period of post-submission consultation which led to changes being proposed to the scheme.
- 1.1.4 Details of the Site location and a summary description of the Site and its surrounds are provided in Chapter 2 (with further details provided in subsequent technical chapters).
- 1.1.5 The Proposed Development comprises:
- Redevelopment of Caversham Park for 65 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings (Class C3), including conversion of the existing buildings The Bursars House and The Lodge, 27 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio/interpretation hub and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, refurbishment of the existing tennis court and associated parking.*
- 1.1.6 Full details of the Proposed Development are provided in Chapter 3.
- 1.1.7 Chapter 4 outlines the approach taken with regards to consultation throughout the EIA process and the consideration of alternatives.
- 1.1.8 Chapter 5 presents the findings of the EIA process included within the scope of the EIA (the assessments).

1.2 ENVIRONMENTAL IMPACT ASSESSMENT

EIA Process

- 1.2.1 This ES has been prepared under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the 2017 Regulations"), which came force on 16th May 2017.
- 1.2.2 The 2017 Regulations require that before planning permission is granted for certain types of development, an EIA must be undertaken.
- 1.2.3 EIA is a systematic and objective process through which the likely significant environmental effects of a project can be identified, assessed and, wherever possible, avoided or mitigated. EIA aims to improve the environmental design of a development and provide decision-makers with sufficient information about the environmental impacts of a proposal.
- 1.2.4 This process and its outcomes are then reported in the ES to the local planning authority, its advisors, and the public.
- 1.2.5 An ES accompanies an application for development consent, providing environmental information about the scheme, including a description of the development, its likely environmental impacts and the measures intended to mitigate any adverse impacts. The Non-Technical Summary (NTS) is provided to offer a concise and accessible account of the EIA process and the environmental effects of the Proposed Development to the wider public.
- 1.2.6 EIA follows an iterative process that has the following stages:
- Screening is the first stage of the EIA process where the relevant authority (local planning authority or the Secretary of State) decides if EIA is required based upon the likelihood of significant environmental effects to occur as a result of the Proposed Development.
 - Once it has been agreed that EIA is required for the Proposed Development, scoping may be undertaken to define what should be assessed and how to ensure that the EIA is focussed upon the likely significant effects. This is done in partnership between the applicant, the LPA and statutory consultees (including the Environment Agency, Heritage England, Natural England and the Highways England).
 - With the scope of the EIA set, relevant information on the environmental baseline conditions is collected. This information is then used initially to understand the dynamics of the likely significant environmental effects and to inform the design of the project to avoid and/or

minimise likely significant adverse environmental effects. It is also at this stage that areas of potential environmental enhancement are identified.

- The formal assessment stage is then undertaken of the fixed design parameters (as set out in Chapter 3 of this ES) to define the likely significant environmental effects of the Proposed Development.
- Any likely significant adverse effects that are identified during the formal assessment stage are then reviewed against the design to consider whether alterations could be made to avoid or reduce the effect. Should this occur the stage is repeated.
- Where likely significant adverse effects cannot be avoided or reduced through alterations to the design itself, mitigation measures are considered. Where necessary, monitoring is also proposed to measure the actual significance of the effect during and after construction, and to allow management of mitigation where appropriate.

1.2.7 The ES reports on the outcome of the EIA process and details the assessment that has been undertaken. Once the EIA is completed, the ES (this document) is submitted to the local planning authority for consideration with the planning application.

1.3 LEGAL BACKGROUND TO EIA

European Union EIA Directives

- 1.3.1 The EU set out the legal framework for EIA in June 1985 in Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment. This has been subsequently amended in 1997, 2003 and 2009 with the amendments being codified in 2011 in Directive 2011/92/EU and more recently on 15 May 2014 in Directive 2014/52/EU.
- 1.3.2 This latter Directive sought to simplify the rules for assessing the potential effects of projects on the environment. The new approach is in line with the drive for smarter regulation, reducing administrative burden. It also improves the level of environmental protection, with a view to making business decisions on public and private investments more sound, more predictable and sustainable in the longer term.
- 1.3.3 The new approach pays greater attention to threats and challenges that have emerged since the original rules came into force some 30 years ago. This means more attention is paid to areas like resource efficiency, climate change and disaster prevention, which are now better reflected in the assessment process.

- 1.3.4 Member States were required to apply these rules from 16 May 2017 at the latest. They also needed to communicate to the Commission the national legislation adopted in order to comply with the Directive.

The UK EIA Regulations

- 1.3.5 The UK has incorporated the former EIA Directives into its existing legal framework, resulting in a multitude of regulations specific to certain Acts of Parliament. Most projects however require planning permission in accordance with the Town and Country Planning Act 1990 and it is the regulations relating to this that are most commonly applied.
- 1.3.6 These Regulations have been subject to review and amendment since they first came into force in July 1988. The 2017 Regulations that came into effect on 16 May 2017 only relate to development in England; other devolved parts of the UK have their own regulations. These regulations remain in place following the departure of the UK from the European Union.

1.4 SCREENING AND SCOPING FOR EIA

- 1.4.1 The 2017 Regulations set out the types of development that must always be subject to an EIA (Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (Schedule 2 development).
- 1.4.2 Schedule 3 of the 2017 Regulations provides guidance and thresholds to help to decide whether EIA is required for a Schedule 2 development.
- 1.4.3 Owing to the nature of the Proposed Development and the size of the Site, the proposal falls within Schedule 2 Section 10(b) of the 2017 regulations as an “Urban Development Project” in which “the development include more than 150 dwellings” and “the overall area of the development exceeds 5 hectares”.
- 1.4.4 During the preliminary stages of the EIA process, a request was made to the Council for its EIA screening opinion, which is provided for under Regulation 6 of the EIA Regulations (Appendix 4.1). The purpose of this is to identify whether the Council considers the Proposed Development to be EIA development and thus requires assessment. The Council provided their Screening Opinion on the 26th January 2022 stating that EIA would be required for the Proposed Development (Appendix 4.2). The Applicant considered this Screening Opinion remains applicable to the Proposed Development as amended.
- 1.4.5 An EIA Scoping Opinion has not been requested. The views expressed in the Screening Opinion from the Council have provided a basis to frame the technical scope of the assessment, as detailed in Chapter 4. The Council identified potential Heritage effects on the

Grade II listed Caversham Park and Landscape effects on its setting. The assessment therefore scoped in Heritage and Landscape effects, to be assessed under the Heritage chapter with an appended landscape and visual assessment.

1.5 ENVIRONMENTAL STATEMENT STRUCTURE

1.5.1 The ES is structured as follows:

- Volume 1a: ES Main Statement (this document)
- Volume 1b: ES Main Statement Figures (including Parameter Plans)
- Volume 2: Technical Appendices
- Non-Technical Summary (NTS)

Volume 1a: ES Main Report

1.5.2 This ES Main Report comprises the following chapters:

Introductory Chapters

Chapter 1: Introduction

This chapter presents the legal framework and structure to the ES and an overview of the project team.

Chapter 2: Site and Local Context

This chapter presents a summary overview of the Site and its surroundings.

Chapter 3: The Proposed Development

This chapter presents the Proposed Development and parameters assessed.

Chapter 4: Approach, Alternative and Consultation

This chapter outlines the EIA approach, consultation and stakeholder engagement activities that have been undertaken and the alternative development options that have been considered.

Technical Chapters

Chapter 5: Built Heritage and Landscape

1.5.3 The design drawings that have informed the EIA and figures accompanying the technical chapter are included within Volume 1b.

Volume 2: Technical Appendices

1.5.4 Volume 2 contains technical appendices supporting the chapters of the ES Main Report.

Volume 3: Non-Technical Summary

1.5.5 This is a summary of the ES in a non-technical language presenting the existing site conditions, a description of the Proposed Development and setting out the likely environmental effects.

1.5.6 A glossary of terms used within this ES is located in Appendix 1.1.

1.6 THE PROJECT TEAM

1.6.1 The EIA project team is being led by consultants Savills, with input from other specialists both internal and external to the company. The project team comprises:

EIA Management and Co-ordination	(Savills)
Heritage	(Montagu Evans)
Landscape	(Savills)

1.7 STATEMENT OF RELEVANT EXPERTISE

1.7.1 The 2017 Regulations require that ES' must be prepared by competent experts. Paragraph 18 Part 5(b) of the 2017 Regulations states that "the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts".

1.7.2 This section has been prepared to meet the requirement of the Applicant to outline the relevant expertise or qualifications of such experts.

1.7.3 In line with Regulation 18(5), it is confirmed that the project team (outlined above), constitute 'competent experts' for the purposes of EIA project management, and drafting of relevant technical chapters. The combined project team have relevant experience in undertaking EIA

on projects of this nature and scale; and have the expertise to ensure that the ES complies with the regulatory requirements and best practice.

Savills

1.7.4 Savills is an Institute of Environmental Management and Assessment (IEMA) approved (Quality Mark) consultancy whose EIA Consultants and Expert Witnesses have many years' experience in the coordination, drafting and delivery of varied ESs.

1.7.5 As an IEMA Quality Mark consultancy, EIA's prepared by Savills are submitted to and audited by IEMA for quality and consistency. In addition, Savills is required to contribute to the ongoing development, learning and improvement of the EIA process in the UK through the provision of case studies, articles and seminars.

Montagu Evans

1.7.6 The built heritage ES chapter has been prepared by Dr Timur Tatlioglu, Dr Paul Stamper and Helen Marrison of Montagu Evans. Dr Tatlioglu is a Partner with 10+ years' experience advising on development affecting the historic environment. He holds a PhD in 18th century estate landscapes. Dr Stamper is a landscape historian and academic. He has worked at the Victoria County History and later Historic England as a Senior Adviser working in landscape designation. Ms Marrison is an Associate with 8+ years' experience who has a particular specialism in EIA. She holds an MA in Cultural Heritage Management and previously worked at Historic England.

1.8 CONSULTATION

1.8.1 Should interested parties wish to make representations on the content of this ES, they should be made in writing to:

*Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU*

1.8.2 Alternatively, representations can be made online by following instructions at:

http://planning.reading.gov.uk/fastweb_PL/welcome.asp

- 1.8.3 The ES is available to purchase from the Planning and EIA Consultants working on behalf of the applicant using the following address:

*Planning Department
Savills (UK) Limited
Wytham Court
11 West Way
Oxford
OX2 0QL*

- 1.8.4 Table 1.1 sets out the costs related to the volumes of the ES available. The ES should also be available on the Local Planning Authority's website.

Table 1.1 Environmental Statement Costs

	Volume	Hard Copy	Memory Stick
1	Main ES Report	£600	£10
2	Technical Appendices	Please enquire at above address	
3	Non-Technical Summary	Free of Charge	

- 1.8.5 Requests should be made in writing to the above address. Cheques should be made payable to 'Savills (UK) Limited'.

CHAPTER 2: SITE AND LOCAL CONTEXT

2.1 INTRODUCTION

- 2.1.1 This chapter provides a description of the Site and its setting. Further details relevant to the scope of the technical assessment are provided in Chapter 5.

2.2 DESCRIPTION OF THE SITE

- 2.2.1 The Site is approximately 37.7 ha in area and is shown edged in red on Figure 1.1. The Site forms part of an historic estate in Caversham with extensive grounds located to the north of Reading and surrounded by suburban development. The majority of the Site is a Registered Historic Park and Garden and the main House itself is Grade II Listed.
- 2.2.2 The House and its grounds have been used by the BBC as its Monitoring Station since 1943 for broadcasting services and other related activity.
- 2.2.3 The Site is located within the northern suburbs of Reading and close to Emmer Green, which has a range of amenities and facilities and is a predominantly residential area. The Site is bounded largely by residential built development along its northern, eastern and western boundaries, although to the south of the Site are the open spaces associated with the allotments and Reading Cemetery and Crematorium.
- 2.2.4 Caversham Park House is located in the north of the Site and lies on a plateau at the top of a south-east-facing slope. Panoramic views extend southwards from the house and garden terraces at the top of the slope across Caversham and Reading, towards low, distant hills, probably formerly with views of the Thames which lies 2 km to the south.
- 2.2.5 Access to the Site is at the north-west corner of the Site, via Peppard Road which is to the west of the house. The driveway is flanked by two stone gate piers and the driveway passes a single storey lodge standing adjacent to the south.

Future Baseline

- 2.2.6 In the absence of the Proposed Development taking place, the Site and its heritage assets would remain in their current form but could be expected to degrade over time due to a lack of investment. If the Site is not redeveloped then it would likely remain underused.

2.3 LOCAL CONTEXT

2.3.1 The Site is located in the north-eastern area of Caversham, Reading. Caversham is a large suburb of Reading that lies on the north bank of the River Thames. It is directly linked to Reading via Caversham Bridge along the A4155, Reading Bridge along the B3345 and Christchurch Bridge along a pedestrian footpath.

2.3.2 The Site contains the following designated heritage assets (Figure 2.1):

- Caversham Park House (Grade II listed under List Entry Number 1113560)
- The Inner Park Walls (Grade II Listed under List Entry Number 1113561)
- The Entrance Gates and Gate Piers (Grade II listed under List Entry Number 1113559)
- The Temple to West of Caversham Park (Grade II listed under List Entry Number 1302853)
- The Walls at Former Kitchen Garden at Caversham Park (Grade II Listed under List Entry Number 1302854)
- Caversham Park is a Registered Park and Garden (Grade II Listed under List Entry Number 1000524)

2.3.3 The nearest environmental designation is the Clayfield Copse Local Nature Reserve which is approximately 300 m north (Figure 2.1). The nearest scheduled monument is Reading Abbey which is located approximately 2.2 km south of the Site. The Chilterns Area of Outstanding Natural Beauty is approximately 2 km north and west of the Site. The Surley Row Conservation Area is located approximately 350 m west of the Site.

2.3.4 In flood risk terms, the Site is located within Flood Zone 1, having the lowest probability of flooding.

2.3.5 The Site is also not located within an Air Quality Management Area.

2.4 POLICY CONTEXT

2.4.1 The Proposed Development will be considered in accordance with relevant policies and guidance at local, regional and national levels. At the national level the ES takes into consideration the National Planning Policy Framework (NPPF) (2021). At the core of the NPPF is the presumption in favour of sustainable development (Paragraph 11). This intends to ensure development is not delayed by the planning process, providing it accords with the development

plan. The NPPF is accompanied by Planning Practice Guidance (PPG) which is considered within this Environmental Statement.

- 2.4.2 Reading Borough Council adopted a new local plan in 2019 which contains the policies for how the city will develop up to 2036. The document identified the quantum of development that will take place, where it is to take place and sets out the policies for how planning applications will be decided. The plan is designated as a 'development plan' which means that it is the primary consideration when deciding planning applications.
- 2.4.3 The Local Plan makes provision for at least 15,847 homes (689 per annum) between 2013-2036 in Reading Borough, with a shortfall of 230 homes which will be accommodated by other authorities in the Western Berkshire Housing Market Area. The Reading Borough Council 5-year Housing Land Supply shows the authority has a surplus in housing land supply of 1,230 homes for the period 2020-2025.
- 2.4.4 The Site is the subject of a specific policy (Policy CA2) within the adopted Reading Borough Local Plan (Adopted November 2019). Policy CA2 and the accompanying text acknowledge that conversion of the main house may be acceptable *"if it sustains the significance of the listed building"*, and also states that: *"any proposal that includes additional development would need to be accompanied by compelling evidence that such development will not have a detrimental impact on the many features of importance within the site, including areas of important habitat, significant trees, the House and other listed structures, views in and out of the site, and the overall significance of the park itself, as well as on considerations such as access."* In addition, the Policy accepts that *"there may be scope for some limited development on previously developed land within the site, which will need to be justified at application stage."*
- 2.4.5 The Site is also the subject of Policy EN5 'Protection of Significant Views with Heritage Interest' in the Reading Local Plan. This states that new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. In particular, it highlights View 8: 'Views towards Caversham Park House from the A329, railway and surrounding streets'.
- 2.4.6 With regards to heritage policy in the local plan, the Site is covered by Policy EN4 which states that *"Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset."*

CHAPTER 3: PROPOSED DEVELOPMENT

3.1 INTRODUCTION

- 3.1.1 This chapter of the Environmental Statement (ES) describes the Proposed Development that is the subject of the Environmental Impact Assessment (EIA).

3.2 THE PLANNING APPLICATION

- 3.2.1 The planning application to which this ES relates comprises an application for full planning permission.

- 3.2.2 The description of the Proposed Development for the planning application is:

Redevelopment of Caversham Park for 65 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings (Class C3), including conversion of the existing buildings The Bursars House and The Lodge, 27 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio/interpretation hub and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, refurbishment of the existing tennis court and associated parking.

- 3.2.3 The planning application boundary is shown on Figure 1.1.

3.3 DEVELOPMENT DESCRIPTION

- 3.3.1 In agreement with the BBC, the applicant is proposing a development to provide assisted living units and a care home as well as new open market retirement living housing and affordable homes at the Site. The proposed site layout can be seen in Figure 3.1.

- 3.3.2 The Proposed Development includes:

- The conversion of Caversham Park House, which is Grade II Listed, to provide 65 assisted living apartments (Class C2). Internal and external changes to Caversham Park House are kept to a minimum given its Grade II listed status.
- The construction of a two storey 64 bedroom Care Home (Class C2) to the west of the main house following the demolition of existing buildings (see drawings 19-141-110-19-141-152).
- The conversion of the existing buildings, Nos. 1 and 3 Caversham Park Drive, from their existing ancillary residential use to 4 x 2-bedroom dwellings.

- Erection of 27 new homes in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary, referred to as Western Parcel development.
- 57 2-bedroom retirement dwellings on land to the east of the main house in the area of existing car parking, hardstanding and infrastructure referred to as Eastern Parcel development, which would be available to the over 55's only.
- Refurbishment and extension of the sports pavilion to provide a café and studio including the provision of 2 no. croquet lawns, 2 no. bowling greens and refurbishment of the existing tennis court.
- Associated landscaping and car parking on site.

3.3.3 Car parking is proposed to be located in discrete parcels and will be provided in line with RBC's policies. The parking need provision has been calculated to amount to 277 parking spaces to comply with RBC's parking standards.

Refurbishment and conversion of Grade II listed Caversham House

3.3.4 The proposals for the main house would see the conversion of the house to 65 assisted living units and communal areas (see drawings 3251.164 to 3251.194). The central courtyard is to be reinstated with the glazed roof to be removed (see para. 3.3.6 below). A new shared courtyard garden is proposed for the west wing, which will require a small portion of the west wing to be demolished. The remainder of the west wing will be converted to living units. There will be some internal alterations to the house which will avoid or preserve areas of historical importance, such as fixtures and fittings. Where new walls are to be created, they have been set out on the line of existing columns. Where upgrades to the structure of the building are required, such as improved insulation, works will be carried out from the top down to prevent further damage to ceilings or detailing.

Conversion of retained ancillary buildings

3.3.5 Numbers 1 and 3 Caversham Park Drive are proposed to change use from existing ancillary residential use to C3 dwellings and associated works (see drawings 3251.P.159 to 3251.P.160). These dwellings were historically used as the gatehouses to the main house and will be converted to be used as dwellings.

Demolition

- 3.3.6 There are three areas in the vicinity of the main house that will have fairly significant external demolition works, which are largely confined to the western wing which is not considered to have features that contribute to the heritage interest of Caversham Park (see Appendix 5.1). A 1-2 story section of the western wing will be demolished to form the western courtyard (see drawing 3251.P.105). The glazed roof over the central area of the main house will be demolished to create a central courtyard. Lastly, the hipped roof over the long gallery to the west of the main range would be removed.
- 3.3.7 Away from the main house, the ancillary buildings to the west of the house and the satellite structures to the east of the house are proposed to be demolished to be replaced by a 64-bedroom care home and residential dwellings (see paras. 3.3.8-3.3.9 below), respectively.

New development replacing demolished buildings

- 3.3.8 The eastern parcel currently comprises two smaller areas of land located either side of Caversham Park Drive, with one section comprising a number of satellites and the other being used for car parking. These existing uses are proposed to be demolished and replaced by 57 2-bedroom dwellings, with differing designs for both sections. On the satellite land, it is proposed to build dwellings in the style of estate buildings (see drawings 3251.P.213 to 3251.P.215 and 3251.P.233 to 3251.P.236). On land to the north of Caversham Park Drive, it is proposed to build dwellings in a modern contemporary style with green roofs and associated parking. These parcels are proposed to have access via Caversham Park Drive and have been designed to retain trees where possible.
- 3.3.9 The land adjacent to the west of the main house currently comprises a group of ancillary buildings which are proposed to be demolished and replaced by a new 64-bedroom care home. The care home will be a two storey building, with staff facilities within the roof space. The care home will be accessed from the north via Caversham Park Drive, with a dedicated car park to the north of the building (see drawings 19-141-110-19-141-152). The internal layout will consist of 32 bedrooms on each floor, with day facilities such as lounge and dining areas, and activity areas such as a library and cinema. The care home is designed to be accessible throughout for residents and visitors who may have physical impairments.

New development on land outside of the park and garden (the western parcel)

- 3.3.10 The parcel to the west is currently undeveloped and sits outside of the Registered Park and Garden boundary. The parcel will be accessed by Caversham Park Drive to the east of the existing gatehouses, with an additional pedestrian access from Peppard Road. The western

parcel will consist of 27 dwellings which will be centred around a Local Area of Play (LAP) (see drawings 3251.P.220 to 3251.P.229). The housing mix will comprise a combination of semi-detached, terraced housing and apartments. Buildings will be two to three storeys in height, with raised eaves being used on certain buildings to form landmark buildings or emphasise enclosure to streets and spaces.

Refurbishment and extension of the sports pavilion

3.3.11 The existing cricket pavilion will be refurbished and extended to accommodate a small studio / meeting room and a café (see drawings 3251.P.156 and 3251.P.157). The cricket pitch will be replaced with two croquet lawns and two bowling greens.

3.3.12 The existing tennis court will be refurbished to the north of the pavilion.

Design of Built Development in Response to Heritage Assets

3.3.13 With regard to the existing heritage features of the Site, focusing on the Grade II listed Caversham Park House, the overall approach includes:

- Conversion of the main house to assisted living apartments;
- Reinstatement of an internal courtyard which is currently glazed over; and
- Removal of portions of the west wing and creation of a new courtyard.

3.3.14 The overarching design principle with the main house conversion is the retention of the legibility of the historic plan form. The internal layouts have been designed to retain historic features which were identified in the Historic Buildings Assessment. Generally, where updates to the building structure are required, they will be carried out from the top down to prevent further damage to ceilings and detailing.

3.3.15 As part of the Proposed Development a number of changes are proposed within the Caversham Park Grade II listed registered park and garden:

- Caversham House is to be converted to 65 assisted living apartments, with access from Caversham Park Drive;
- Ancillary buildings to the west of the house are to be demolished and subsequently replaced with a new 64 bedroom care home building;

- The existing satellite dishes and car park to the east and north of the main house are to be removed and replaced with 57 dwellings; and
- Number 1 and 3 Caversham Park Drive are to be converted to C3 dwellings.

3.3.16 The main house will remain at the range of story heights it currently has with between 2-4 storeys, as shown in Drawings 3251.164 to 3251.171. The proposed care home will be two storeys in height, as shown by Drawings 19-141-150 to 19-141-152. The Pavilion is proposed to be one story, with a café and studio, as shown in Drawing 3251.P.157. The proposed dwellings will be between 2-3 storeys, as shown by Drawings 3251.P.233 to 3251.P.235 and 3251.P.220 to 3251.P.229. The proposed gatehouse will be between 1-2 storeys, as shown in Drawing 3251.P.159. Details of design rationale are provided in the Design and Access Statement (DAS) (document reference 3251.PLDAS).

Housing Mix

3.3.17 The total number of dwellings proposed is 153. The breakdown of housing mix is shown below in the table below.

Table 3.1 Proposed Housing Mix

Dwelling Type	Private	Affordable	
1 Bedroom Flat	23	0	
2 Bedroom Flat	89	7	
2 Bedroom House	14	11	
3 Bedroom House	N/A	9	
Total	126	27	Total dwellings: 153

Proposed Access

3.3.18 The primary vehicular access to the Site is via the main gate on the junction between Caversham Park Drive and Peppard Road. Peppard Road is a two-way single carriageway 20 mph private residential street with a pedestrian walkway on the eastern side. Peppard Road runs north until it reaches Sonning Common and runs south until it joins Henley Road (A4155).

Drainage Strategy (see document 006_8210940_AP_FRA)

- 3.3.19 The western parcel can support infiltration of surface water and therefore the access road and parking bays will be designed with permeable pavement which will drain runoff under their own footprint. Private soakaways will be installed in some gardens where they can avoid tree root protection zones. Runoff from the roofs of the remaining houses will drain into the shared soakaway.
- 3.3.20 The central catchment, comprising the care home and main house, drains runoff into the pond to the south west of the main house. Runoff from the pond then discharges freely into the field to the south. The Proposed Development will result in a 2052 m² reduction in the catchment which this network will serve.
- 3.3.21 The cricket pavilion and pitch area is currently served by a concrete ring soakaway north east of the car park. It is proposed to re-use the existing drainage infrastructure in this area as it considered to be suitable for the Proposed Development.
- 3.3.22 The eastern area is currently served by a series of soakaways. It is proposed for runoff from this area to be collected by a piped/culverted network with a flow control chamber to limit runoff release to 12.5 l/s. Attenuation will be provided within the line geocellular storage crate system at the upstream end of the drainage network. A meandering swale will be installed immediately downstream of the flow control chamber to optimise water treatment of runoff.

Community Amenity Space

- 3.3.23 The Proposed Development will provide community amenity in the form of pockets of open space around the Site, provision of bowling greens and croquet lawns (see Figure 3.1 / drawing no. 3251.P.104). In addition, the proposed extension to the pavilion will provide room for a small studio and a café (drawing no. 3251.157).
- 3.3.24 The western parcel will be centred around a focal green space area which will contain a Local Area of Play (LAP) (drawing no. 3251.P.103).

Landscape Proposals

- 3.3.25 An Illustrative Landscape Strategy has been created to set out the enhancements to the grounds of Caversham Park that are planned as part of the Proposed Development. The key features included in the plan are set out below (drawing nos. LA001 and LA002 (Landscape Strategy)):

- Enhancement of biodiversity through the creation of extensive areas of wildflower meadow and management of existing woodlands to encourage understorey species.
- Limit change to the grounds and parkland to the south of Caversham Park House and respect the alignment of the existing terrace/axis in the development area to the west of the house in future planting proposals.
- Restore and replant the existing orchard area.
- Provide a circular walk around the northern parkland. This would be accessible from Peppard Road/Caversham Park Drive and be open to members of the public between the times of dawn and dusk.
- Retain important parkland trees and supplement these with new groups of native parkland species around the edges of the current cricket square.
- Whilst the cricket pitch would no longer be in use, the area of open grass would continue to form an integral part of the parkland setting, incorporating bowling and croquet leisure opportunities for residents. Similarly the associated pavilion would be retained.
- The northern entrance to Caversham House and its associated parking area would be rationalised and softened, with new lawns, shrub planting and hedgerows.
- New housing would be associated with small open spaces, including a small play area (LAP) and extensive opportunities for formal shrub and hedgerow planting.
- Retention of largest satellite dish dating from BBC occupancy.
- Enhancements to 20th century pond garden, including new planting and seating.

Ecological Mitigation and Planting Strategy

3.3.26 The Phase 1 habitat survey has confirmed that the woodland, veteran trees, orchard, tree, scrub and grassland mosaic, and hedgerows are considered to be features of ecological importance (see Ecological Appraisal (dated 14/03/2022) within the application submission). Such habitats are primarily retained under the proposals, and provide a number of opportunities for their enhancement. Areas of scattered scrub, amenity planted spaces and sections of hardstanding present on site are unlikely to pose a significant constraint to development.

3.3.27 The Site provides potential habitat for a range of faunal species, including roosting, foraging and commuting bats, small mammals, reptiles, amphibians and birds. However, aside from the

potential for bats to utilise onsite trees for roosting, detailed survey work has recorded protected species to be largely absent from the Site. A number of mitigation measures have been proposed to minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate, in order to maintain the conservation status of local populations. These mitigation measures comprise:

- Hedgerow and Tree Protection - All hedgerows and trees to be retained within the Proposed Development shall be protected during construction in line with standard arboriculturalist best practice (BS5837:2012) or as otherwise directed by a suitably competent arboriculturalist;
- Woodland Protective Fencing along residential curtilages;
- Provision of New Compensatory Wildflower Grassland - retained areas of grassland throughout the Site are enhanced in order to provide substantial new areas of wildflower grassland;
- Pollution Prevention safeguards including locating hazardous material containers away from watercourses, water washing of vehicles and allocating a refuelling area which is impermeable and away from the watercourse;
- Invasive Species Safeguards;
- Sensitive Lighting measures including light exclusion zones and light barriers;
- Badger Construction Safeguards;
- Hedgehog Safeguards;
- Destructive search for reptiles; and
- Timing of Works to avoid bird nesting season.

3.3.28 The proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity. On the contrary, the opportunity exists to provide a number of biodiversity net gains as part of the proposals.

Energy and sustainability

3.3.29 The Energy Strategy and Sustainability Statement (document reference BEE/008/21) details methods of increasing energy efficiency and incorporating sustainability initiatives into the Proposed Development. The strategy considered energy solutions such as wind turbines and solar power, however it concluded that that Air Source Heat Pumps (ASHP's) would be the most viable long-term solution to providing the most sustainable energy supply to the Proposed Development.

3.3.30 The Proposed Development incorporates a number of sustainability initiatives, including:

- Incorporating low carbon technologies into the development where practicable.
- Improving the energy efficiency of all units and thereby reducing the long term energy demands of the development and the carbon footprint of the site.
- Using appliances, fixtures and fittings that reduce the use of water, and providing water butts for rain water collection.
- Limiting waste production during construction through a Site Waste Management Plan.
- Ensuring that nuisances to the local community are minimised by registering the site with, and implementing the requirements of the Considerate Constructor's Scheme.
- Encouraging all residents to reduce their environmental impacts by providing information on how to use water and energy as efficiently as possible, and outlining the recycling services both within the homes, the local community and other facilities in the Borough.
- Improving existing habitat features via supplementary planting and introducing new habitat features, such as bird and bat boxes.
- Reduce the resources used at the development during construction and occupation and enhance the site's ecological features and assets.

Lighting

3.3.31 The lighting strategy (doc. Reference 2208-DFL-ELG-XX-RP-EO-13001) includes all internal lighting throughout the development to be low energy models. External lighting will also be low energy and will be controlled through passive infrared (PIR) sensors or daylight cut-off devices. All external lighting will be arranged so that it is down-facing in order to reduce potential light pollution. Street lighting will use lighting columns mounted with LED's, set back a minimum of 800 mm away from the road kerb. Dwelling frontages will be fitted with façade mounted wall

lights, fitted at a height not exceeding 2 m. Access areas, parking bays and footways are to be fitted with illuminated bollards.

Utilities

3.3.32 Existing utilities service operator records show the following utility companies have infrastructure within or near the Site (see Foul Water & Utilities Assessment (reference 007_8210940_JD) within the application submission):

- SGN (Gas);
- SSEN (Electricity);
- BT Openreach and Virgin Media (Telecommunications); and
- Thames Water (Potable Water and Sewerage).

Gas

3.3.33 The SGN records identify gas mains located within the vicinity of the site with Low Pressure (LP) mains located to the north, east, and west of the Site within Peppard Road and Lowfield Road, in addition to a Medium Pressure (MP) main located to the northwest of the Site within Lowfield Road.

3.3.34 The SGN records also show a 180 mm LP gas main located within the Site boundary running from the LP main in Lowfield Road (to the northwest of the Site) to a gas meter located in the car park behind the pavilion (to the northwest of the Site adjacent to Caversham Park Drive). This SGN LP main currently supplies natural gas to the Site and does not serve any other properties.

3.3.35 Based on this information it is anticipated that the Proposed Development could be served by the existing SGN LP main located on the Site. Additionally, since the SGN LP main does not serve any other properties, it is anticipated that no easements or diversions are expected to be necessary to facilitate the Proposed Development. However, this will be discussed further with SGN at the appropriate design stage.

Electricity

3.3.36 The SSEN records show Low Voltage (LV) and High Voltage (HV) underground mains cables located to the north, east and west of the Site within Peppard Road and Lowfield Road, as well

as assets located within the boundary of the Site. These assets include a Substation, 11 kV HV underground mains cable and two LV underground mains cables.

- 3.3.37 It is anticipated that the Site could be served by the existing SSEN 11 kV HV underground mains cable and substation located on site. However, to ensure that the Site has sufficient capacity, allowance for a future Substation has been incorporated into the proposed site layout.

Telecommunications

- 3.3.38 Consultation with BT Openreach and Virgin Media has confirmed that they have the appropriate infrastructure and it is feasible to install superfast broadband connection to the Proposed Development.
- 3.3.39 Mapping provided by BT Openreach identifies cables that are located to the north, east, and west of the Site within Peppard Road and Lowfield Road. In addition to the cables surrounding the Site a number of BT Openreach assets were identified within the site boundary relating to the infrastructure serving the main house.
- 3.3.40 Mapping provided by Virgin Media identifies cables that are located along both Peppard Road and Lowfield Road similar to the BT Openreach cables. From the mapping it can be identified that two cables are located within the site boundary.

Potable Water

- 3.3.41 In order to provide potable water to the existing buildings on site, Thames Water records identify a private water main located on site which branches from Peppard Road and is assumed to serve all the existing buildings within the Site.
- 3.3.42 A pre-development enquiry has been submitted to Thames Water. The initial assessment by Thames Water has concluded that currently their network can only supply potable water to 25 properties out of 154. Thames Water are to carry out modelling to confirm whether reinforcement of their network is necessary to deliver the capacity required for the Proposed Development.
- 3.3.43 Under infrastructure charging rules, Thames Water is obliged to supply potable water to the Site, with any reinforcement work, if required, to be funded by infrastructure charges received from the developer.

3.4 CONSTRUCTION AND IMPLEMENTATION

3.4.1 This section describes the anticipated programme of demolition and construction works and the key activities that will be undertaken prior to completion and occupation of the Proposed Development.

Construction Environmental Management Plan (CEMP)

3.4.2 Details of measures to protect the environment during the construction of the Proposed Development will be set out in a CEMP. Measures will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated that the implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

3.4.3 Once finalised and approved by the Local Planning Authority, the CEMP would be held on-site. All site personnel would be made aware of its existence and undertake to adhere to the guidance.

Plant and Equipment

3.4.4 An indication of the typical types of plant and equipment potentially to be used during the Site clearance and construction works are provided in Table 3.2.

Table 3.2 Indicative Plant and Equipment

Plant/Equipment	Demolition	Groundwork	Superstructure
Dozer	×	✓	×
Backhoe with breaker	✓	✓	×
Tracked excavator	✓	✓	×
Dumptruck	✓	✓	×
Hydraulic vibratory compactor	×	✓	×
Generator	✓	✓	✓
Grinder	×	×	✓
Concrete mixer	×	×	✓
Tower crane	×	×	✓

Plant/Equipment	Demolition	Groundwork	Superstructure
Piling rig	X	X	✓

Methods of Working

3.4.5 The working hours are anticipated to be:

- 08:00 - 18:00 hours Monday to Friday inclusive;
- 09:00 - 13:00 hours on Saturday; and
- No work to be carried out on Sundays or Bank Holidays.

3.4.6 In order to maintain these working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start-up and close down of activities. This does not include operation of plant or machinery giving rise to noise with the potential to disturb nearby residents or the arrival of any HGV at site before 07:30 hours.

3.4.7 It is anticipated that development would be undertaken on a rolling programme of site preparation and construction. All materials and plant storage will occur on the Site and no off-site compounds are necessary. The on-site materials storage compound will be located in a position compatible with the ongoing construction.

Construction Traffic

3.4.8 Construction traffic movements are expected to comprise the following:

- Workforce movements to and from the Site;
- Deliveries made to the Site;
- Removal/ import of material from the Site; and
- Trips made by associated trades.

3.4.9 The largest vehicle to deliver to the Site is expected to be an articulated delivery vehicle. It is assumed that 95% of the construction vehicles will be HGVs and 5% will be LGVs.

3.4.10 The primary vehicular access to Caversham Park is via Peppard Road which runs south past the Site before joining the A4155 (Henley Road) approximately 1.4 km south west of the Site.

Peppard Road is a two-way single carriageway road subject to a 20 mph speed limit with a footway on the eastern side.

Construction Compounds

3.4.11 The construction compound is expected to be centrally located within the Site. Final confirmation on compound location will be agreed with the Council through the CEMP.

Demolition Waste

3.4.12 The quantum and composition of waste generated through the demolition of buildings (see para. 3.3.6) will be established as part of the design of the detailed demolition programme in the CEMP for the relevant construction phase.

Operational Waste

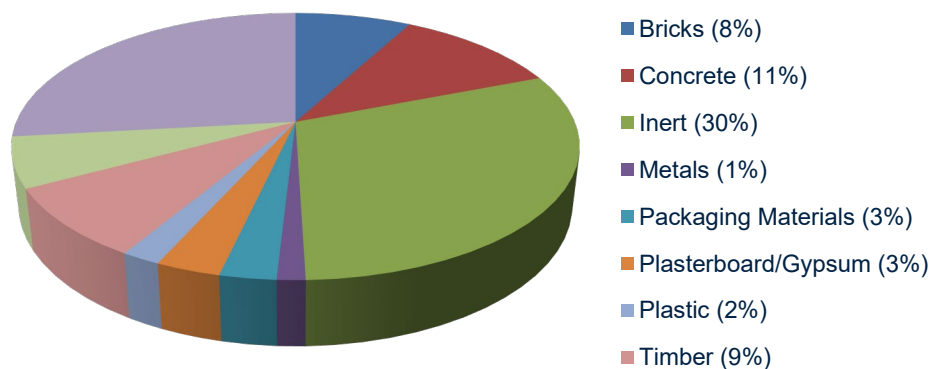
3.4.13 When completed and occupied, there would be an increase in the volume of household waste collected at the kerbside. According to WasteDataFlow statistics from the Department for Environment, Food and Rural Affairs (DEFRA), the amount of household waste collected per resident in Reading is 363.7 kg. Therefore, based on the housing mix in Table 3.1, the amount of household waste arising from the Proposed Development would be in the order of 134 tonnes annually. This figure was calculated using national average occupancy of 2.4 residents per household for the 153 apartments and houses, which totals 367 people. The occupancy of the care home has been excluded from this calculation as it would be classified as commercial waste and would require commercial waste collection.

Construction Waste

3.4.14 The Buildings Research Establishment (BRE) has developed benchmarking to aid in the estimation of construction waste arising at the design stage of a new development. The benchmarks are derived from data reported from a range of completed projects which are used to inform the BRE SMARTWaste Tool.

3.4.15 These benchmarks have been used to forecast the construction waste that would potentially be generated when developing the proposal. The chart below illustrates the general composition of construction waste types that would be generated, based upon SmartWaste benchmark data from UK residential construction projects of a similar nature.

Figure 3.2 Typical Residential Construction Waste Composition (Benchmark Data 2017)



3.4.16 In total, approximately 1,794 tonnes of waste may arise from the construction of the built development (Table 3.3). This assumes no minimisation, reuse or recycling has taken place. It is therefore the baseline figure from which a reduction in waste arising can be established.

Table 3.3 Construction Waste Predictions (Benchmark Data 2017)

Dwelling Type	Proposed Number	Average m ²	Total m ²	Construction waste (tonnes)
2 bed house	25	60	1499	229
3 bed house	9	87	786	120
1 bed apartment (inc. care home)	87	44	3828	586
2 bed apartment	96	56	5347	818

3.4.17 All construction waste will be separated on site with as much as possible being recycled. The mixed waste which is not suitable for onsite separation will be sent to a waste separation centre where it is further separated and any material that can be recycled is removed. A very small percentage of overall construction waste is then sent to landfill if it is not suitable for recycling.

3.4.18 To minimise the volume of waste generated, a Site Waste Management Plan (SWMP), forming part of the CEMP, would be prepared. The CEMP (which should be prepared in discussion with the appointed contractor) would be agreed with the Council prior to commencement of works at

the Site and the appointed contractor(s) would be required to comply with the requirements of the CEMP. Such adherence would ensure that significant adverse effects from the management of waste would be unlikely.

Safe storage of fuel/oil

3.4.19 The safe storage and use of fuels for the plant will be a priority in site management. Drainage within the temporary, secure site compound where construction vehicles will park and where any diesel fuel will be stored, will be directed to an oil interceptor to prevent pollution should any spillage occur. Diesel storage and refuelling will be within a designated area or a self-bunded tank in accordance with the Government's Oil Storage Regulations. All oil storage tanks are proprietary self-bunded to equal quantities of oil held. This is regarded as industry standard practice and also includes mandatory legal requirements which are considered as integral to the development. Spill kits and mandatory spillage reporting is standard procedure.

Health and Safety

3.4.20 All work will be undertaken to relevant Health and Safety legislation. The construction of the Proposed Development will be supervised in accordance with the CDM Regulations 2015. Risk assessment will be undertaken for each work package prior to activities taking place.

Considerate Constructors Scheme

3.4.21 The Site will be registered with the 'Considerate Constructors Scheme'. The Considerate Constructors Scheme is a national initiative set up by the construction industry to improve the image of construction. Through a voluntary registration to the Scheme construction sites, companies and suppliers agree to abide by the Code of Considerate Practice which is designed to encourage best practice beyond statutory requirements.

3.4.22 The Scheme relates to any construction activity that may have a direct or indirect impact on the image of the construction industry as a whole. The Code of Considerate Practice comprises five parts relating to Appearance, Community, Environment, Safety and Workforce. Waste management is a key area of focus explicitly referred to as part of protecting the environment: "Seeking sustainable solutions, and minimising waste, the carbon footprint and resources".

3.4.23 Particular on-site considerations to ensure compliance with the Code of Considerate Practice may include:

- How waste is avoided, reduced, reused, and/or recycled;
- Whether there is a Waste Management plan/Strategy and how this is monitored; and

- The type of feedback received as to how much on-site waste is diverted from landfill.

3.4.24 It is expected that registered construction sites work in an environmentally conscious and sustainable manner.

Drawing Schedule

3.4.25 The full drawing schedule showing all of the detailed plans of the Proposed Development can be found in ES Appendix 3.1.

CHAPTER 4: APPROACH, ALTERNATIVES AND CONSULTATION

4.1 INTRODUCTION

- 4.1.1 As set out in Chapter 1, EIA is a process through which the likely significant environmental effects of a development proposal can be identified and, where possible, adverse effects avoided or mitigated.
- 4.1.2 The overall aim of this ES is to provide an objective and systematic account of the likely significant environmental effects of the Proposed Development and to assess the ability of the Site and surrounding area, including receptors such as people, flora and fauna, to accept those effects.
- 4.1.3 This chapter describes the methodology adopted for the EIA, alternatives and consultation.

4.2 APPROACH TO ASSESSMENT

Generic Assessment Framework

- 4.2.1 The assessment of likely Heritage effects contained within Chapter 5 has utilised the generic assessment framework detailed below except where specified otherwise.

Receptor Sensitivity and Impact Magnitude

- 4.2.2 'Receptors' are those aspects of the environment sensitive to changes in baseline conditions. The sensitivity of a particular receptor depends upon the extent to which it is susceptible to such changes.
- 4.2.3 'Impact magnitude' is determined by predicting the scale of any potential change in the baseline conditions. Where possible, magnitude is quantified however where this is not possible a fully defined qualitative assessment is undertaken. The assessment of magnitude is carried out taking account of any inherent design mitigation in the proposal that forms part of the development description.

Table 4.1 Receptor Sensitivity

Value (sensitivity) of receptor / resource	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 4.2 Magnitude of impact and typical descriptions

Magnitude of Impact (degree of change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Effect Significance

4.2.4 As shown in Table 4.3, the effect significance is determined by combining the predicted magnitude of impact with the assigned sensitivity of the receptor. Where two terms are given (e.g. Slight-Neutral) the effect significance is on the boundary between the two assessed effects. Table 4.4 sets out the broad definitions of significance.

Table 4.3 Effect Significance

	Magnitude of impact (degree of change)					
		No Change	Negligible	Minor	Moderate	Major
Environmental value (sensitivity)	Very High	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

Table 4.4 Definition of Significance

Significance	Definition
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.

Significance	Definition
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

4.2.5 As required by the 2017 Regulations, the likely significant effects of the Proposed Development are described as:

- Adverse or beneficial
- Direct or indirect
- Temporary or permanent
- Reversible or irreversible
- Cumulative

4.2.6 Adverse effects are undesirable and result from negative impacts. Beneficial effects are desirable and result from positive impacts.

4.2.7 Each effect will have a source originating from the Proposed Development, a pathway and a receptor. Effects which operate in this direct way are regarded as direct effects. Effects on other receptors via subsequent pathways are regarded as indirect effects.

4.2.8 The definition of the level of significance at which a significant impact arises will be provided within the topic method section of each chapter of the ES. Unless stated otherwise, effects of moderate significance or above are considered to be significant in EIA terms.

EIA scope

4.2.9 The views expressed in the Screening Opinion from the Council have provided a basis to frame the technical scope of the assessment. The Council identified likely Heritage effects on the Grade II listed Caversham Park and Landscape effects on its setting. As detailed in the received Screening Opinion (Appendix 4.2) other significant effects are not considered likely to result from the Proposed Development. Therefore the technical scope of the assessment has focussed upon Heritage and Landscape effects as the topics within which significant effects are

considered likely to result. This assessment is presented in ES Chapter 5: Heritage supported by a Landscape and Visual Impact Assessment as an appendix.

Geographic Scope

- 4.2.10 The EIA directly covers the physical extent of the Site as shown in Figure 1.1. It is defined by the area of land to be used, the nature of the environmental conditions and the manner in which impacts are likely to be generated. However, it is important to note that the influence of many predicted impacts can potentially extend beyond the immediate site boundary. Where identified and relevant, these impacts have also been assessed as part of the EIA.
- 4.2.11 The geographical extent of the EIA also considers the potential implications of related and un-related development activities. The likely cumulative and in-combination effects of the Proposed Development in association with other developments both during construction and on completion are included where relevant as required by the EIA Regulations. This is further discussed in the cumulative section below.

Temporal Scope

- 4.2.12 Under the current programme it is expected that subject to planning consent, construction will commence in 2023 and will take place in one continuous phase over a period of three years.
- 4.2.13 The assessments presented herein are largely based on the comparison of expected impacts compared with current or recent baseline environmental conditions. These approaches are discussed in more detail in the relevant chapters concerned.
- 4.2.14 The Proposed Development is designed as a permanent provision and so decommissioning is not an aspect considered in the EIA.

Cumulative Scope

- 4.2.15 The Planning Practice Guidance: Environmental Impact Assessment (Planning Paragraph: 024 Reference ID: 4-024-20170728; Revision date: 28 07 2017) states the following in relation to the assessment of cumulative effects:

'Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.'

4.2.16 Schedule 4 of the 2017 Regulations requires that the cumulative effects of the Proposed Development should be included within the ES. Usually, cumulative effects are considered in three categories - incremental, interactive and cumulative:

- Incremental effects relate to small changes over time by numerous developments potentially giving rise to significant impact. These are incorporated into the baseline and each assessment describes whether the project would cause a significant effect or cause another incremental change.
- Interactive effects relate to multiple effects from a single development, which may give rise to a potentially significant impact upon a receptor. Given the nature of the Proposed Development and the conclusions presented in the suite of application documents, significant interactive effects are not considered likely to occur.
- Cumulative effects relate to multiple developments giving rise to significant effects at a receptor. For example, a number of golf courses in proximity to each other may give rise to significant landscape and ecological effects cumulatively.

4.2.17 The potential cumulative effects of the Project in association with other committed developments both during the construction phase and following completion are included where relevant as required by the 2017 Regulations.

4.2.18 A cumulative site search was undertaken for a radius of 1.5 km from the Site on the basis that significant cumulative effects beyond this distance are not considered likely, with the following criteria used:

- Residential development of more than 50 dwellings; and
- Commercial development floorspace of more than 1000 m².

Table 4.5 Cumulative Schemes

Map reference	Site	Application Reference	Residential Units	Approximate Distance to Site (km)	Status
1	Reading Golf Club Kidmore End Road Emmer Green Reading RG4 8SQ	220930	208 Houses/12 Flats & 3 Residential Units	730 m	Outline application approved April 2023

Map reference	Site	Application Reference	Residential Units	Approximate Distance to Site (km)	Status
2	205 - 213 Henley Road, & Land To Rear Of 215-219, Reading, Berkshire, RG4 6LJ	220189	59 Retirement Living Flats	1,181 m	Full application submitted May 2022

The Baseline

4.2.19 The assessments are based on the comparison of qualitative and where possible quantitative predicted impacts compared with current or recent baseline environmental conditions. Any significant changes expected in future baselines due to environmental trends are described qualitatively, or in certain cases calculated as quantitative future baseline to allow meaningful future year assessment. These future year baselines can take account of cumulative developments not yet built but in the planning system. These approaches are explained in further detail in the relevant technical chapter.

Inherent Mitigation

4.2.20 Mitigation is defined as a measure that is additional to the project proposed. Measures that design out significant effects and which form an inherent part of the project proposed are known as inherent mitigation. For example, many environmental constraints, such as flood risk, must be designed out of a project for it to be viable and it would be impractical to consider the project without such measures in place.

4.2.21 Inherent mitigation is therefore included in the assessments as part of the scheme and taken into account in the assessments.

Assumptions and Limitations

4.2.22 The following key assumptions have been made in preparing the ES:

- All legislative requirements will be met. Therefore, any standard guidance which is provided to ensure minimum legal compliance is not considered to constitute mitigation in the EIA and has not been taken into account.
- The assessment of effects prior to the adoption of mitigation measures assumes that the project will be constructed in accordance with industry standard techniques. Such techniques are not considered as mitigation.

- Where further assumptions have been made in the technical assessment these have been identified within the topic chapter.
- Any limitations or uncertainties associated with impact prediction or the sensitivity of receptors due to the absence of data or other factors will give rise to uncertainty in the assessment. Any such limitations are referred to in the relevant technical chapters of the ES.

Topics not considered further in the ES

4.2.23 Consistent with the views expressed in the Screening Opinion (Appendix 4.2), aside from heritage and landscape all other technical topics have been assessed as unlikely to give rise to significant environmental effects and as such, these issues have been scoped out from the EIA.

4.3 DESIGN CONSULTATION

- 4.3.1 The various pre-application discussions with statutory and non-statutory consultees and the local community all have an influence over the evolution of the design of the EIA proposals and the scope of the EIA. This section summarises the consultation process undertaken with key stakeholders and includes the key issues raised during these discussions.
- 4.3.2 Full details of this are provided within the Design and Access Statement (doc. Reference 3251.PLDAS) and Statement of Community Involvement (SCI) submitted as part of the suite of planning application documents.

Consultation with the Local Planning Authority and key stakeholders

Consultation prior to scheme revisions

- 4.3.3 The applicant's consultation approach was to ensure that all stakeholders with an interest in the Site's future should have an opportunity to engage with the project team to discuss the proposals, in advance of both the submission of a formal planning application and the Council's 21-day statutory consultation. Prior to the original submission in March 2022, this approach led to the following activity:
- A Public Exhibition held at Caversham Park on the 21st of October 2021;
 - Engagement with the Council resulting in an initial pre-application response by Steve Vigar on the 5th of November 2021 and a meeting held at the Council's Civic Offices on the 12th of November 2021 with Councillor Page, Steve Vigar, Chris Thompson and Phill Brown attending;

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- Discussions with key stakeholders including Hill Primary School and Emmer Greens and Balmore Parks GP's;
- A meeting was held with Caversham Croquet Club to see how the provision of croquet lawns could help support the club and meet its ongoing needs; and
- The launch of a live website for the duration of the consultation period.

Consultation following scheme revisions

4.3.4 Following the submission of the original application in March 2022, there was a period of post-submission consultation with RBC and other stakeholders. This comprised of three meetings relating to different aspects of the Proposed Development. The first was held in person on the 10th October 2022 with the project landscape consultant, the landscape and arboriculture representatives from RBC, Aspect, Beechcroft and the Case Officer. The second meeting was held in person on the 12th October 2022 and focused on the heritage aspects of Caversham House, with the project heritage consultant, Beechcroft, the RBC Conservation Officer and the Case Officer all present. The final meeting was held virtually on the 13th October 2022 with the project transport team, the RBC highways officer, Savills, Beechcroft and the Case Officer. This process led to changes to the Proposed Development being required, which have been detailed in Section 4.5 below.

4.3.5 The Proposed Development has evolved since conception and work has been undertaken by the design team to address the comments made by officers, where possible. A detailed explanation of how the scheme has evolved to take account of the consultation process is provided in the Design and Access Statement (reference 3251.PLDAS).

Public Consultation

Consultation prior to scheme revisions

4.3.6 Prior to the submission of the planning application, a letter was posted to the residents of Caversham and Emmer Green inviting them to a Public Exhibition at Caversham Park the 21st of October 2021 between 2pm and 9pm. The aim of the Exhibition was to inform the local community of the proposals and seek their comments. The exhibition was well attended with 409 entries on the register of attendance.

4.3.7 Display boards were used to provide an overview of the proposed layout including those buildings to be retained and removed; an overview of any site constraints and opportunities;

details of supporting documents which will accompany the planning application and further details of what happens next.

- 4.3.8 Drop-in attendees were able to examine the display boards and engage with consultants from various disciplines within the development team, who discussed the plans and answered any questions.
- 4.3.9 A bespoke feedback form for the consultation was produced and made available at the exhibition, enabling any local resident who wished to submit handwritten comments to do so. A dedicated email address was also set up to enable people to submit comments by email or ask questions. Comments were invited by the 5th November 2021, although any comments received after that date but up to the submission of the application have been considered.
- 4.3.10 A total of 88 feedback forms and email responses were received, of which 61 raised no objections, 17 people objected to the proposals and 11 were 'neutral' (asking questions but neither objecting nor supporting).

Consultation following scheme revisions

- 4.3.11 A further public consultation was held on the 8th December where members of the public and local interest groups were invited to comment on the updated proposals. Approximately 120 members of public attended the event and of those who attended approximately 23 left comments about the Proposed Development. These comments have been summarised in the SCI.

4.4 EIA CONSULTATION

- 4.4.1 An EIA Screening Opinion was requested from the Council on the 21st December 2021. The subsequent Opinion was issued by the Council on the 26th January 2022, stating that EIA was required for the Proposed Development on the grounds of potential effects on heritage assets. The Applicant considered this Screening Opinion remains applicable to the Proposed Development as amended.
- 4.4.2 Technical consultation undertaken as part of the preparation of the Heritage assessment is presented in Chapter 5.

4.5 DEVELOPMENT ALTERNATIVES

- 4.5.1 Schedule 4, paragraph 2 of the 2017 Regulations requires Environmental Statements to include:

‘A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.’

- 4.5.2 The 2017 Regulations do not require the full assessment of all potential alternatives, only a reasonable account of those actually considered by a developer prior to the submission of the planning application.
- 4.5.3 For this site there are two realistic types of alternative, the ‘do nothing’, where the existing site remains in its current state, or alternative layouts to the Proposed Development submitted for planning approval.
- 4.5.4 Therefore, the assessment of alternatives to the development has considered options within the following categories:
- ‘Do Nothing’: under this scenario no development is implemented at the Site and baseline conditions continue in their current trends;
 - A different design: under this scenario the Proposed Development is realised with alternative scales and layouts, often in the context of developmental constraints present at the Site;

The “Do Nothing” Scenario

- 4.5.5 Under the ‘do nothing’ scenario, no further development would take place resulting in an underused site in terms of its economic and social potential. The Site would not contribute to the local and regional housing needs of older persons accommodation, private and affordable tenure and there would be no socio-economic benefit from the Site. This is not an alternative option that has been considered further. If the Proposed Development were to not go ahead, the Site would likely remain underused and would potentially run into disrepair. If this were the case, it is considered that this could result in adverse heritage effects.

A Different Design

Design alternatives considered prior to March 2022 submission

- 4.5.6 Throughout the design process, aspects of scheme design have been considered in consultation with consultees, in particular Historic England.

- 4.5.7 Early designs proposed the dwellings in the north east of the Site to be semi-detached villas. However upon further consideration of the relationship with the designated heritage features of the Site, a curved terrace was considered to better relate to the design of the main house.
- 4.5.8 The eastern parcel was redesigned to retain more of the existing trees and to have a less formal layout that was considered more sylvan and in-keeping with the existing space and the design of the main house. This change both reduced the potential ecological effects of the Proposed Development and responded to the built heritage features present on the Site.
- 4.5.9 The western parcel was reconfigured to provide access from Caversham Park Drive rather than Peppard Road. As a result of this, the internal layout was redesigned to align with the access coming from the north-east instead of the west. The revised access arrangements have ensured that a suitable access can be delivered within land under the control of the applicant.
- 4.5.10 The western wing is the location of a large proportion of the demolition works because it is not considered to have features that contribute to the Site's heritage interest (see Appendix 5.1). The internal layout of the main house has been respected in its current form and minimal new internal walls have been inserted. Demolition has also been kept to a minimum in more significant areas of heritage interest.

Design alternatives considered following March 2022 submission

- 4.5.11 Following the period of post-submission consultation after the March 2022 submission, further changes were made to the scheme. These changes are as follows.
- 4.5.12 Massing of the proposed care home was reduced, with the building height changing to two storeys with a small three storey element. The location of the care home has been shifted away from the main house and further back from the building line of the main frontage. The visual design of the care home has been modernised to a more contemporary design.
- 4.5.13 The parking area to the north of Caversham House has been consolidated into a series of smaller parking courts which are considered to better suit the setting of the listed building. Pedestrian pathways have been added to the scheme, with a comprehensive network providing public access across the Site and an additional pedestrian access point included along Peppard Road. The proposed surface of the driveway which provides access to the Site has been changed to a more sensitive material. The location of the second tennis court has been altered to be closer to the first court.

- 4.5.14 The western parcel has been redesigned with dwellings to be drawn back from Peppard Road and dwellings to face the street along the western edge. This is intended to respect the visual setting of existing residents along Peppard Road and to improve tree retention.
- 4.5.15 The massing and design of the eastern parcel has been altered to reflect a contained pair of buildings which resemble subsidiary park or estate buildings, which will enable more existing trees to be retained. The eastern car park area has been redesigned away from the formal terrace area to a series of contemporary, single pitch groups of dwellings with green roofs. Montagu Evans, the project's heritage consultant, identified a more suitable area to locate the development further away from the main house and in the least sensitive section of the Registered Park and Garden, beyond the car park to the north.
- 4.5.16 There were also modest changes to the internal layout of the man house in response to comments from the RBC conservation officer and Montagu Evans. The historically important main ground floor rooms have been altered to community spaces and less sensitive areas have instead been converted to accommodation instead. The number of mezzanines has been reduced and an elevator has been included to serve the core of the main house to improve accessibility.
- 4.5.17 The design changes described above were made in response to comments raised by statutory consultees during the consultation process, as described in Section 4.3. These comments predominantly raised concerns regarding the potential impact of the Proposed Development on heritage and landscape receptors. The proposed design changes described above are considered to appropriately address the concerns raised during the consultation process.
- 4.5.18 Following additional feedback from the Council in 2023, further changes to the Proposed Development were made. One of the tennis courts was removed and replaced with additional parking to increase parking provision around the pavilion. The pavilion has been extended to include a museum for the public to visit. The western parcel has been rearranged to include a new central green space area and one fewer dwelling, now totalling 27 dwellings in the parcel. The parking area for the care home has been re-arranged to move spaces away from the main house and towards the western side of the proposed care home parking area. Finally, there have been minor changes in the eastern parcel so that the buildings imitate former estate buildings.

CHAPTER 5: Built Heritage

5.1 INTRODUCTION

- 5.1.1 This chapter of the ES has been prepared by Montagu Evans LLP to assess the likely effects of the Proposed Development on built heritage assets. Built heritage assets comprise designated and non-designated heritage assets that have above-ground remains, such as listed buildings, conservation areas, Registered Park and Gardens ('RPGs') and locally listed buildings. This chapter does not consider archaeological (below-ground) heritage assets which are scoped out of the EIA and assessed elsewhere in the submission.
- 5.1.2 This chapter is informed by the Heritage Statement also prepared by Montagu Evans at ES Appendix 5.1, and the assessment has been informed by the Landscape & Visual Appraisal and Landscape Strategy drawings by Savills at Appendix 5.2.
- 5.1.3 The Heritage Statement (Appendix 5.1) provides a detailed description of the historical development of the Site and surrounding area to establish the historic context for the Proposed Development. It identifies the designated and non-designated heritage assets that have the potential to be affected by the Proposed Development and provides a proportionate statement of significance for each asset. The statement of significance also considers the contribution that setting makes to significance in accordance with best practice.
- 5.1.4 In summary, the Site comprises Caversham Park, a Grade II RPG, and contains five Grade II listed buildings which include the main house and buildings and structures in the grounds. The Proposed Development therefore has the potential for direct and indirect (setting) impacts on several designated heritage assets. For the avoidance of doubt, the Site does not fall within a conservation area nor contain any non-designated heritage assets.

5.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment

- 5.2.1 This ES has been prepared following revisions to the Proposed Development that have been made during the determination of RBC planning application references 220409 and 220410. The original application for the Proposed Development, submitted in March 2022, included an ES that will be superseded by this ES. Montagu Evans were not involved in the March 2022 applications and were instructed to provide built heritage advice in May 2022.

5.2.2 Chapter 5 of the March 2022 ES assessed the effects on heritage. It was prepared by Savills. This assessment has had regard to previous ES, however the findings between the previous ES and this assessment may vary because of different methodologies and professional judgements.

Legislation, Planning Policy, Technical Guidance and Best Practice

5.2.3 This assessment has been undertaken with reference to the relevant legislation, policy and guidance set out below:

Legislation

- Planning (Listed Buildings and Conservation Areas) Act 1990 (hereafter the '1990 Act')

Policy

- Reading Borough Local Plan (November 2019)
- Reading Borough Proposals Map (November 2019)
- National Planning Policy Framework (July 2021) ('NPPF')

Technical Guidance, Best Practice and Other Guidance

- Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute, 2013) ('GLIVIA3')
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2017)
- Planning Practice Guidance (2014)
- Principles of Selection for Listed Buildings (DCMS, 2010; 2018)
- Significant Views with Heritage Interest assessment (Reading Conservation Area Advisory Committee for RBC, January 2018) (part of the evidence base to the Local Plan)

Baseline Data Collection

5.2.4 The built heritage baseline data has been collected using the following sources and desk-based analysis:

- The March 2022 ES (see Appendix 5.3)
- National Heritage List for England¹
- Berkshire Archaeology Historic Environment Record²
- Local Plan – for conservation areas and locally listed buildings

5.2.5 Montagu Evans completed research and several site visits between May and December 2022 to confirm the built heritage baseline.

Assessment Methodology

5.2.6 The term 'heritage receptor' is used in this assessment to describe designated heritage assets (e.g. World Heritage Site, Scheduled Monument, listed building, RPG or conservation area) and non-designated heritage assets (such as locally listed buildings).

5.2.7 Like the March 2022 ES, this assessment does not assess archaeological heritage receptors, including Scheduled Monuments that have no upstanding remains. For the avoidance of doubt, there are no Scheduled Monuments with above-ground remains on the Site.

5.2.8 The assessment methodology follows a four-step process which is described below:

- Baseline assessment of value
- Assessment of sensitivity
- Assessment of magnitude

¹ Maintained by Historic England and available at: <https://historicengland.org.uk/listing/the-list/> [accessed 19 December 2022]

² Available at:
<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=97&id=4769>
[accessed 19 December 2022]

- Assessment of likely effects

5.2.9 The methodology is applied to all stages of the Proposed Development, including demolition and construction, operation and cumulative.

Baseline Assessment of Value

5.2.10 Paragraph 194 of the NPPF states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting"*.

5.2.11 'Significance' (for heritage policy) is defined in the NPPF (Annex 2) as: *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

5.2.12 The term 'heritage value' has been adopted in this assessment to avoid confusion with heritage 'significance' and EIA 'significance'. Heritage value is assessed against the criteria contained in Table 5.1.

5.2.13 Paragraph 194 of the NPPF states that the *"level of detail [to describe the significance of heritage assets] should be proportionate to the assets' importance"*.

5.2.14 The Principles for Selection of Listed Buildings (DCMS, 2018) states that *"listed buildings are graded to reflect their relative special architectural and historic interest"* and:

- *"Grade I buildings are of exceptional special interest;*
- *Grade II* buildings are particularly important buildings of more than special interest;*
- *Grade II buildings are of special interest, warranting every effort to preserve them."*

5.2.15 The grading of heritage receptors outlined by DCMS is reflected in the values at Table 5.1. Great weight and importance has been given to all designated heritage receptors, and the effects are assessed against statutory and policy requirements in the Heritage Statement.

Table 5.1 Heritage Value Criteria

Value	Criteria	Examples
Very High	Building/site/area of international heritage value	World Heritage Sites, Grade I statutorily listed buildings and RPGs, and some Scheduled Monuments, Grade II* statutorily listed buildings and RPGs
High	Building/site/area of national heritage value	Some Scheduled Monuments, Grade II* and II RPGs, Grade II* and II statutorily listed buildings and conservation areas
Medium	Building/site/area of lower national heritage value or particular local heritage value	Some Grade II RPGs, Grade II statutorily listed buildings and conservation areas
Low	Building/site/area of local heritage value	Locally listed buildings (or equivalent non-designated heritage assets)
Very Low	Building/site/area of low local heritage value	Receptors not formally identified, but which may have a degree of value meriting consideration in planning decisions

5.2.16 Where a proposal may affect the surroundings in which the heritage asset is experienced (it's setting), a qualitative assessment is made of whether, how and to what degree setting contributes to the value of heritage assets.

5.2.17 Setting is defined in the NPPF as: *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.

5.2.18 The assessment of setting is informed by the checklist of potential attributes outlined by the Historic England guidance document Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017) ('GPA3').

Assessment of Sensitivity

5.2.19 The first stage in the assessment of the Proposed Development on a heritage receptor is to identify its sensitivity to the Proposed Development.

5.2.20 The assessment of sensitivity is based on an understanding of the Proposed Development. It is identified by calibrating the baseline value of the receptor with its susceptibility to the type of change introduced by the Proposed Development.

5.2.21 Susceptibility is a qualitative judgement. It is the ability of the receptor to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of planning policies and strategies. For heritage receptors, susceptibility considers the setting of the receptor in conjunction with its value and the particular nature of the proposals. The criteria for determining susceptibility is described at Table 5.2.

Table 5.2 Susceptibility Criteria

Susceptibility	Criteria
High	The setting of the receptor or receptor itself has a low ability to accommodate the type of change without change to its value.
Medium	The setting of the receptor or receptor itself has a moderate ability to accommodate the type of change without change to its value.
Low	The setting of the receptor or receptor itself has a high ability to accommodate the type of change without change to its value.

5.2.22 The baseline value of the receptor and its susceptibility are calibrated using the matrix at Table 5.3. Sensitivity is recorded in a verbal scale (high, medium or low), supported by the clear, qualitative narrative linked to evidence from the baseline study and an assessment of susceptibility.

Table 5.3 Sensitivity Matrix

Receptor Value	Susceptibility of Receptor		
	Low	Medium	High
Very Low	Low	Low	Low/Medium
Low	Low	Low/Medium	Medium
Medium	Low/Medium	Medium	Medium/High
High	Medium	Medium/High	High
Exceptional	Medium/High	High	High

Assessment of Magnitude

5.2.23 The second part of the assessment stage is to identify the magnitude of impact arising from the Proposed Development on the heritage receptor. The magnitude of impact is a qualitative judgement supported by the narrative text within the assessment. The professional judgement is quantified using criteria at Table 5.4. The judgement of magnitude considers the size or scale, geographical extent or duration and reversibility of the impact.

Table 5.4 Magnitude of Impact Criteria

Magnitude of Impact	Criteria
High	Major change to the value of the receptor. Loss of or major alteration to key elements/features/characteristics that contribute to value. The duration of this impact may be permanent and non-reversible.
Medium	Moderate change to the value of the receptor. Alteration to one or more key elements/features/characteristics that contribute to value. The duration of this impact may be semi-permanent and partially reversible.
Low	Minor change to the value of the receptor. Minor alteration to one or more elements/features/characteristics that contribute to value. The duration of this impact may be temporary and reversible.
Very Low	Negligible change to the value of the receptor. Very minor alteration to one or more key elements/features/characteristics of the baseline. The duration of this impact may be temporary and reversible.
Nil	No change to the value of the receptor.

Assessment of Likely Effects

5.2.24 Likely effects are determined by combining the judgements of sensitivity and the magnitude of impact using a common matrix shared across all topic areas (Table 5.5).

5.2.25 Criteria defining the scale of effect is provided at Table 5.6. It is generally considered that effects which are Moderate, Moderate to Major or Major are considered 'significant' in the context of the EIA Regulations.

5.2.26 Professional judgement is required to determine the nature of the likely effects. Criteria defining the nature of effect is provided at Table 5.7.

5.2.27 For example, there will be cases where a high magnitude of impact produces a major scale of effect, on the basis that the component is prominent or noticeable, but notwithstanding that the quality of effect is beneficial as a consequence of design quality or other benefits. This approach arises most often as a consequence of major developments in areas positively

identified for transformational change. Often, such impacts will have varied effects such that a hard and fast categorisation of an effects quality is finely balanced as between beneficial or harmful. In many instances, therefore, the final identification of impact and effect will turn on discursive analysis. This makes a necessary professional adjustment to the tabular analysis format which can produce inaccurate reporting.

5.2.28 The assessment of scale and nature of effect requires a qualitative discussion to describe and elucidate this judgement to the reader. This is necessary because heritage assessment is not a strict quantitative process and some of these considerations will depend on expert judgements. Accordingly, there is an emphasis on qualitative text throughout the assessment to describe the receptors and the judgements in regard to the significance of the identified effects.

5.2.29 The assessment also considers whether the likely effect is:

- Direct or indirect
- Reversible or irreversible
- Permanent or temporary
- Short, medium or long term

Table 5.5 Likely Effect Matrix

Magnitude	Sensitivity		
	Low	Medium	High
Nil	None	None	None
Very Low	Negligible	Negligible	Negligible/Minor
Low	Minor	Minor/Moderate	Moderate
Medium	Minor	Moderate	Moderate/Major
High	Moderate	Moderate/ Major	Major

Table 5.6 Scale of Effect Criteria

Scale of Effect	Criteria
Major	The proposed development would give rise to a very significant effect on the receptor.

Scale of Effect	Criteria
Moderate	The proposed development would give rise to a significant effect on the receptor.
Minor	The proposed development would give rise to an effect on the receptor, but this would not be significant.
Negligible	The proposed development would give rise to a barely discernible effect on the receptor. This would not be significant.
None	The proposed development would have no effect on the receptor.

Table 5.7 Nature of Effect Criteria

Susceptibility	Criteria
Beneficial	An enhancement to a receptor.
Neutral	An effect that on balance, is neither beneficial nor adverse to a receptor, or is equally adverse and beneficial, and therefore preserves the receptor.
Adverse	A harmful impact to a receptor.

Cumulative Effects

5.2.30 Paragraph 36 of GPA3 states:

“Cumulative assessment is required under the EU Directive on EIA. Its purpose is to identify impacts that are the result of introducing the development into the view in combination with other existing and proposed developments. The combined impact may not simply be the sum of the impacts of individual developments; it may be more, or less.”

5.2.31 The word ‘cumulative’ in this context should be taken to mean incremental change from cumulative schemes, and the practical effect of this would generally be to increase the degree of impact in specific cases, judged on a qualitative basis.

5.2.32 Instances of incremental impact have, as matters of practice, normally come about when previous development is recognised to have created an adverse effect, to which a specific proposal adds, so potentially augmenting the pre-existing effect. In all cases, however, a freestanding assessment is required.

5.2.33 GPA3 states:

“Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Negative change could include severing the last link between an asset and its original setting; positive change could include the restoration of a building’s original designed landscape or the removal of structures impairing key views of it.”

5.2.34 Paragraph 40 of GPA3 states:

“Where attributes of a development affecting setting may cause some harm to significance and cannot be adjusted, screening may have a part to play in reducing harm. As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets.”

5.2.35 GPA3 and other guidance (for example, the Greater London Authority’s guidance on World Heritage Sites) uses the word cumulative differently, and in relation to past impacts which have been negative. Thus, according to this approach (which is accepted in decision making), the assessor should consider whether past changes are positive or negative and, if the latter, whether the proposed new change adds to pre-existing harm, and so increases the overall harm caused by proposals. This form of assessment is fact specific and often relies on published documents confirming there has been past harm and why. There is no requirement, however, for such external validation and the matter can arise in individual assessments or through discussions with the competent authority and other stakeholders.

5.2.36 The cumulative schemes for this assessment are identified at ES Chapter 4.

Geographical Scope

5.2.37 This assessment has considered the potential impact of the Proposed Development on heritage receptors on the Site and its wider surroundings, including the impact on views of local importance identified in the Local Plan at Policy EN5 that have a heritage consideration. View 8 at Policy EN5 includes the Site.

5.2.38 The geographical scope of the heritage assessment is defined by the Site itself because there are no heritage receptors in the surrounding area which have the potential to experience likely effects of the Proposed Development because of the nature of the Proposed Development and limited intervisibility from the wider area.

Temporal Scope

5.2.39 The temporal scope covers the likely effects that the Proposed Development would have on heritage receptors during the demolition and construction stage, operational stage and in-combination effects with cumulative schemes (see above).

Assumptions and Limitations

5.2.40 This chapter has been prepared using primary and secondary sources and not all of them have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. There is always some degree of uncertainty in relation to these sources.

5.2.41 The assessment is based on the revised plans submitted as part of planning application reference 220409, as well as the illustrative material that accompanies the application, i.e. the revised Design and Access Statement ('DAS').

5.3 CONSULTATION

5.3.1 The Proposed Development is the result of an iterative design process that has involved consultation with RBC, Historic England, the BBC and local amenity groups, Reading Conservation Area Advisory Committee, Berkshire Garden Trust and Caversham and District Residents Association. There has been one public exhibition since the original applications were submitted as well as additional meetings with the individual amenity groups. The consultation is described in full in the updated Statement of Community Involvement prepared by TFA. This chapter has also had regard to the description of consultation provided in the March 2022 ES Chapter 5, which is reproduced for completeness at Appendix 5.3.

5.3.2 The current Proposed Development is the result of design revisions during the determination of the original application arising from the further consultation. The changes which are relevant to the built heritage assessment comprise:

- Reduction in massing of the proposed care home including reducing the height to predominantly two stories with a small three storey element.
- Moving the proposed care home both further away from Caversham Park House and also to the north away from the main historic building frontage.
- Re-design of the proposed care home to a more contemporary design.

- Re-siting of the car parking previously proposed to the north of the manor house into a series of smaller parking courts.
- The addition of a comprehensive network of publicly accessible pedestrian pathways together with interpretative material (physical and digital boards) along the routes.
- The removal of the new tennis court in the north lawn.
- The layout of the West Parcel has been altered to improve the quality of the new homes and to better relate to the existing heritage assets in close proximity and the setting of the RPG.
- The new development in the East Parcel has been revised: there has been a change in the massing and design language to a low mews style pair of buildings to reflect subsidiary country manor park/estate buildings.
- North of the drive to the east of the main house, the buildings are now proposed to be moved to the north-east and away from the formal terrace and designed to be contemporary, single pitch groups of dwellings with green roofs.
- Proposed re-surfacing of the approaching driveway to respond better to the landscape of Caversham Park and the setting of the listed house.
- Careful opening up of the terracing east and west of the main central lawns by the removal of secondary woodland.
- A commitment to prepare a Conservation Management Plan for the Caversham Park grounds.
- A commitment to provide landscape sculpture/art referring to the different phases/ages of the site.
- An educational 'tree trail' identifying trees surviving from Brown's landscaping.
- Switching the historically important main ground floor rooms to communal spaces and conversion of less sensitive areas for accommodation previously earmarked as communal spaces.
- Removal of some of the proposed mezzanines in the most significant rooms in the main house.
- Re-opening up of the Outer Hall ceiling volume to reinstate the original ceiling height.
- Reinstatement and faithful restoration of the bay window in the original Dining Room.

- The use of the original Library as communal space.

5.4 BASELINE ENVIRONMENT

5.4.1 This section describes the built heritage baseline. It summarises the historical development of the Site before discussing the heritage value of each built heritage receptor scoped in for assessment. The built heritage receptors are identified on the map at Appendix 5.4 and comprise:

- Caversham Park (BBC Records), Grade II listed building
- Caversham Park, Grade II RPG
- Inner Park Walls at Caversham Park, Grade II listed building
- Temple to West of Caversham Park, Grade II listed building
- Entrance Gates and Gate Piers to Caversham Park, Grade II listed building
- Walls at Former Kitchen Garden at Caversham Park, Grade II listed building
- Nos. 1 and 3 Caversham Park Drive, curtilage listed buildings

5.4.2 The list entries are reproduced as an appendix to Appendix 5.1.

5.4.3 Designated or non-designated built heritage receptors outside of the Site boundary have been scoped out from assessment because there would be no intervisibility or material change to their setting as a result of the Proposed Development that would cause any likely effects (significant or not) to their heritage value.

Historical Development

5.4.4 The historical development of the Site is described in detail at Section 2.0 of Appendix 5.1 and it is not repeated in full here.

5.4.5 In summary, the estate has a long history of settlement dating back to at least the 11th century and there is evidence of pre-historic habitation in the area. The estate was consolidated in the medieval period and the earliest country house on the site of the existing house was a Tudor manor house built for Sir Francis Knollys, a courtier and politician.

- 5.4.6 The house went through several phases of rebuilding and adaptation to reach the listed building which exists today, and nothing of the Tudor house survives. It was extensively remodelled first by William Cadogan in the early 18th century, and then again by his son. The Marsac family extended the house again in the late 18th century.
- 5.4.7 The 18th century house suffered a fire in the early 19th century, and now the earliest part of the existing building dates to the 1850 when the house was rebuilt for the Welsh ironmaster William Crawshay II.
- 5.4.8 The Victorian house was extended first by The Oratory School in 1922 (chapel and part of east wing) and later by the BBC in the 1940s, 1990s (rebuilt the west wing) and 2000s (reconfigured the east wing). The present building is therefore a Victorian country house at the core which has been extended and adapted over time for institutional uses.
- 5.4.9 The RPG designation recognises what remains of the early 18th century landscape design by Stephen Switzer (1682-1745) who was commissioned by Cadogan in the late 1710s.
- 5.4.10 In 1764, Lancelot 'Capability' Brown made alterations to Switzer's landscape for William's brother Charles, the second Baron Cadogan who inherited the estate. Capability Brown introduced new planting and a scenic approach through an avenue to the north (now lost). It is also believed that Capability Brown removed formal parterres, wildernesses, avenues and eastern canal. The listed buildings and structures within the park date from the mid-18th century.
- 5.4.11 The landscape experienced further change after the late 18th century, but this was *ad hoc* in nature and tended to dilute the structure and legibility of the earlier landscape designs. The estate reduced in size as land was sold off for residential development in the surrounding area into the 20th century.
- 5.4.12 The Oratory School adapted the landscape for their use, introducing sports facilities including pavilion. The BBC introduced several satellite dishes on the former wilderness to the east of the main house, hardstanding for parking and new buildings.

Caversham Park (BBC Records), Grade II Listed Building

- 5.4.13 Caversham Park (BBC Records) was designated a Grade II listed building in 1978. Its heritage value is described in full at Appendix 5.1, Section 4.0 and is summarised as follows:
- The architectural interest of the 1850 house and chapel, including the colonnaded wings which are believed to have been a feature of the earlier Georgian property. The front and rear

elevations retain the original classical articulation, details and proportions. The chapel reflects the school use and is consistent with the function of a country house. The decoration in the chapel, currently hidden by later alterations, adds to the architectural interest.

- The plan form survives relatively well throughout the main house. The principal rooms at ground floor retain decoration and the original layout. This floor has the greatest interest in the building because of the level of survival. It is noted that decoration has been lost and the original domestic character is diminished by the institutional fit out, including fire protection in the main hall atrium corridors, suspended ceilings and services.
- The plan form of the upper floors is also legible, however they were rebuilt or reconfigured after the 1920s fire and the fabric is considered to have less sensitivity as a result. The architectural decoration is also plainer.
- The architectural interest of the colonnaded wings has been somewhat compromised by the 20th century infill and alteration, and similarly the redevelopment of the former stable block has removed this original part of the building, and elements which remain on the north side are now fragmentary. That said, the walls which survive from the original stables are still cohesive with the main building because of historic plan sources and the architectural expression of the 20th century buildings which now contain them.
- The mid-late 20th century buildings, many of which are associated with the BBC, do not have architectural interest: they were not designed by an architect of note, and they have an ordinary institutional character and quality. The later extensions also disrupted the original plan form and resulted in the removal of decorative features.
- The historical interest of the listed building is manifold.
- The built form is representative of the estate having a status and manor since at least the Late Medieval period.
- The important historical figures who have lived, owned or visited the house makes a meaningful contribution to its significance. The associations with leading designers of the day are likewise important: Jones and Capability Brown in particular.
- The 20th century use by the Oratory School and BBC also adds to the historical interest of the building, particularly the BBC who based their specialist monitoring operations at Caversham during the Second World War and Cold War. As before, the fabric introduced by the BBC is not

considered to form part of the architectural interest of the building and generally detracts from the significance of the building.

5.4.14 Heritage value: **High**

Contribution of Setting to Heritage Value

5.4.15 The setting of the listed building is defined by the attendant RPG. The features of the landscape which reflect the historic and important landscape design contribute positively to the appreciation of the listed building as a Victorian country house. This includes the Temple (also Grade II), which is contemporary to the house, and the views to and from the Temple are important.

5.4.16 The view towards Caversham Park from the A329(M), railway and surrounding streets is recognised as a 'significant view with heritage interest' in Local Plan Policy EN5. Locations where the south elevation is visible from the surrounding area therefore contributes to the significance of the listed building.

5.4.17 Otherwise, views of the listed building are very limited from the surrounding area. The building can be glimpsed from Lowerfield Road through mature/dense landscaping, but these views are not considered to make any meaningful contribution to heritage value.

Caversham Park, Grade II RPG

5.4.18 Caversham Park was designated a Grade II RPG in 1987. Its heritage value is described in full at Appendix 5.1, Section 4.0 and is summarised below.

5.4.19 The aspect of the RPG that has the greatest heritage significance is its historical and architectural interest as a designed landscape by Stephen Switzer of c.1718, substantial elements of which (terraces, canal, general setting and views) survive.

5.4.20 The elements that make a secondary contribution to the heritage value of the RPG are as follows:

- As a Brown landscape of 1764, poorly documented and with perhaps not much left (veteran trees) but the space and views – the spatial context are there. As are the terraces and the canal which he deliberately left alone, and the Temple which may well be part of his work, or contemporary with it.
- The mid-18th-century temple which is very fine.

- The 18th-century urn-eyecatcher at the west end of the canal.
- As a multi-period designed landscape, with origins in the 13th century deer park and elements of many phases still to be seen, and with the house at its centre.

5.4.21 The other, lower aspects of interest are:

- Switzer's design incorporated the earlier formal garden laid out by William Winde in the 1630s, alongside the house's rebuilding. Whether any elements of Winde's landscaping survive is currently unclear.
- The kitchen garden walls, in part 18th-century
- The 'deep ditch' and inner park wall, together defining the pleasure grounds and probably of c.1844.
- The Victorian Garden elements, using the terraces (steps etc), and the wooden summerhouse
- The north entrance, with gate piers etc and lodge, all of c.1850
- The meadow beyond to the south of the grounds, the remaining part of the south park. Important as green space, and for expansive views to Reading and allegedly Windsor.
- The north park, which while now largely featureless has been part of the park since the mid-18th century (and possibly long before) and is an important part of the setting of the house and its green space.
- Arguably for the park's use by the BBC for wireless monitoring during the Second World War and Cold War surveillance activity.

5.4.22 Heritage value: **High**

Contribution of Setting to Heritage Value

5.4.23 The setting of the RPG is now characterised by suburban residential development, developed on land which was formerly part of the estate. This has reduced the size of the estate and makes no particular contribution to its heritage value. The surrounding residential development is visible from within the RPG and one is aware of the wider context.

- 5.4.24 The topography provides panoramic and distant views across to Reading town centre to the south. This vantage point on the high ground was recognised in the landscape design, and the views to the valley contribute positively to the heritage value of the RPG.

Other Listed Buildings in Caversham Park

- 5.4.25 Full details of these listed buildings are provided at Appendix 5.1, Section 4.0. Their heritage value is summarised here.

Inner Park Walls at Caversham Park, Grade II

- 5.4.26 The inner park walls were Grade II listed in December 1978. They loop around and define the west side of the grounds, backing properties along Peppard Road.

- 5.4.27 They are believed to date to Crawshay's improvements to the estate in the mid-19th century and their heritage value is derived from their historic interest as features of the Victorian development of the landscape. They have group value with the other listed buildings and form part of the historic fabric making up the RPG.

- 5.4.28 Heritage value: **Medium**

- 5.4.29 The setting of the inner park walls has been changed by modern development. They are understood as a remnant feature of an earlier domestic landscape. The wider RPG makes a positive contribution to heritage value for this reason, however the immediate context is judged to make a more limited contribution.

Temple to West of Caversham Park, Grade II

- 5.4.30 The Temple was Grade II listed in December 1978. Its heritage value is derived from its historic and architectural interest as a Georgian landscape folly which was part of a designed landscape for a grand estate. It is believed to be a feature of Switzer's designs, however this nor the architect is known. It survives well and has an impressive quality, having been restored in 2002. It has group value with the other listed buildings and form part of the historic fabric making up the RPG.

- 5.4.31 Heritage value: **High**

- 5.4.32 The setting of the Temple remains predominantly landscaped grounds, and the approach along the grassed avenue. The views back to and across the south elevation of the house are important, and the distant axial view to the east end. Even though much of the contemporary

landscape design has been eroded, this does not decontextualise the feature, and the setting makes a positive contribution to heritage value.

Entrance Gates and Gate Piers to Caversham Park, Grade II

5.4.33 The entrance gates and gate piers to Caversham Park were Grade II listed in December 1978. They are described earlier in this section. Their heritage value is derived from their historic and architectural interest as Victorian structures that have group value with the main house (i.e. the 1850 rebuild). It is likely that J. T. Crews was the architect, and if so, this adds to the historic interest and associations.

5.4.34 Heritage value: **Medium**

5.4.35 The setting of the listed building is defined by the road and public to private transition at Peppard Road. The lodges within the gates contribute positively to their heritage value as an ensemble of buildings at the entry point to a grand estate. The wider setting, including the 20th century development on Peppard Road, makes a neutral contribution to heritage value.

Walls at Former Kitchen Garden at Caversham Park, Grade II

5.4.36 The walls at the former kitchen garden were Grade II listed in December 1978. They are described earlier in this section. Similarly to the inner park walls, the kitchen garden walls are understood to date to the 18th and 19th century, and their heritage value is derived from their historic interest as features of the earlier landscape designs. They have group value with the other listed buildings and form part of the historic fabric making up the RPG.

5.4.37 Heritage value: **Medium**

5.4.38 The setting of the kitchen garden walls has been changed by modern development, and there are no longer kitchen gardens. They are understood as a remnant feature of an earlier domestic landscape. The wider RPG makes a positive contribution to setting for this reason, however the immediate context is judged to make a more limited contribution.

Nos. 1 and 3 Caversham Park Drive, Curtilage Listed Buildings

5.4.39 The previous Heritage Statement and ES identified Nos. 1 and 3 Caversham Park Drive as curtilage listed buildings. For completeness, this assessment does the same. Nos. 1 and 3 Caversham Park Drive are the buildings located at the entrance to the RPG on Peppard Road. The date of construction and architect are not known, however they may be contemporary with the listed gate piers (and 1850 main house).

- 5.4.40 They comprise a single storey building nearest the gates and a two-storey semi-detached property to the east. They have a domestic appearance and they have rendered façades.
- 5.4.41 Their heritage value is derived from the historic association with the main house and entrance gates. They have group value and form part of the ensemble of a country house in a large estate.
- 5.4.42 Heritage value: **Medium**
- 5.4.43 Their setting is the boundary and entrance to the estate on Peppard Road. The gates contribute positively to understanding their location and previous use. The landscape beyond preserves the original setting and is likewise a positive feature. The wider setting, including the 20th century development on Peppard Road, makes a neutral contribution to heritage value.

Summary

- 5.4.44 The heritage baseline is summarised at Table 5.8.

Table 5.8 Heritage Baseline Summary

Heritage Receptor	Type	Value
Caversham Park (BBC Records)	Grade II listed building	High
Caversham Park	Grade II RPG	High
Inner Park Walls at Caversham Park	Grade II listed building	Medium
Temple to West of Caversham Park	Grade II listed building	High
Entrance Gates and Gate Piers to Caversham Park	Grade II listed building	Medium
Nos. 1 and 3 Caversham Park Drive	Curtilage listed buildings	Medium

5.5 INHERENT DESIGN MITIGATION

- 5.5.1 The Proposed Development includes inherent design mitigation to conserve the heritage value of the built heritage receptors. The inherent design mitigation has been developed in consultation with RBC, Historic England and other stakeholders. At operation stage, the inherent design mitigation is as set out at paragraphs 5.5.1 and 5.5.2 of the March 2022 ES at Appendix 5.3. It refers to the designs being informed by and sensitive to the heritage interests of the heritage receptors affected.

- 5.5.2 It is noted that this assessment disagrees with the statement made at paragraph 5.5.2 of the March 2022 ES, which states that *“The interior of the building is generally considered to be of less historic-architectural interest than the exterior”*. There has been further analysis and design work (inherent mitigation) to ensure that the design is more sensitive to the interiors than the original scheme.
- 5.5.3 The current Proposed Development represents revisions to the original application that have been introduced specifically to reduce adverse impacts on built heritage receptors. The revisions are listed at paragraph 5.3.2 of this ES chapter.

5.6 POTENTIAL ENVIRONMENTAL IMPACTS AND EFFECTS

- 5.6.1 This section considers the likely effects of the Proposed Development on built heritage receptors identified in the baseline. It is based on the full assessment which is provided in the Heritage Statement (Appendix 5.1).

Demolition and Construction

Caversham Park (BBC Records), Grade II Listed Building

- 5.6.2 The construction of the Proposed Development would involve activity and environmental factors such as movement of equipment, vehicles, people, and the generation of dust and noise within and in the setting of the listed building. This would be temporary in duration and cease upon completion and the operational stage. It is nevertheless considered to introduce a negative influence on the overall appreciation of the receptor and its heritage value.
- 5.6.3 The demolition would affect the listed building through the demolition of internal partitions (mainly later and not original fabric) and large parts of the modern east and west wings. The secondary stair would also be demolished. Whilst the date of the fabric of the stair is not known, it is in the original location and therefore would impact the special interest of the listed building.
- 5.6.4 In addition, the institutional fit out (joinery, suspended ceilings, etc.) would be removed.
- 5.6.5 The demolition and construction stage would remove later additions to the listed building which detract from its special interest. This is a positive impact. There are also aspects of the works which would have a negative impact. In any event, the works are necessary to deliver the operation of the listed building in its new use.
- 5.6.6 Therefore and on balance, the susceptibility is considered to be High. In accordance with the matrix at Table 5.3, the sensitivity of the receptor is High (High value x High susceptibility = High

sensitivity). The magnitude of impact is considered to be Medium, and the likely effect would be **Moderate/Major Neutral**. The effects would be direct and indirect because there is a combination of works to fabric and setting changes. There would also be both temporary, short-term effects and permanent, long-term effects, because the construction activities would cease upon completion, but the internal demolition would be a permanent change to the building.

Caversham Park, Grade II RPG

5.6.7 The construction of the Proposed Development would involve activity and environmental factors such as movement of equipment, vehicles, people, and the generation of dust and noise in the RPG. This would be temporary in duration and cease upon completion and the operational stage. It is nevertheless considered to introduce a negative influence on the experience of the receptor and its heritage value. The demolition would remove modern additions to the landscape such as the utilitarian buildings west of the main house. This is considered to have a positive influence on the RPG.

5.6.8 Overall however, the heritage value of the RPG would be unaffected at the demolition and construction stage. Therefore, the susceptibility is judged to be High and, in accordance with the matrix at Table 5.3, the sensitivity would be High. The magnitude of impact is considered to be Medium. The likely effect would be direct and **Moderate/Major Neutral**. Similarly to the main house, the effects would be both temporary, short-term and permanent, long-term because the construction activities would cease upon completion, but the demolition would be a permanent change to the building. This effect is significant.

Inner Park Walls at Caversham Park, Grade II Listed Building

5.6.9 A small section of the listed wall, 5m, is identified for demolition to provide adequate space for car parking. This would result in the loss of historic fabric. It is recognised that the wall is a remnant feature of an earlier landscape design which has already been somewhat eroded by the hardstanding and modern buildings in this area. The majority of the wall would be retained.

5.6.10 The susceptibility is considered to be High and the sensitivity Medium/High in accordance with Table 5.3. The magnitude of impact is considered to be Low, and the likely effect is judged to be direct, permanent, long-term **Moderate Adverse**. This effect is significant.

Temple to West of Caversham Park, Grade II Listed Building

5.6.11 The demolition and construction activity associated with the care home and works to the main house would be perceived in the setting of the Temple, however this is not considered to affect

its heritage value. The susceptibility is Low and sensitivity is Medium in accordance with Table 5.3. The magnitude of impact is Very Low and the likely effect would be indirect and **Negligible Neutral**. As above, the effect would be part-temporary and short-term and part-permanent and long-term. This effect is not significant.

Entrance Gates and Gate Piers to Caversham Park, Grade II Listed Building

- 5.6.12 Like the Temple, the demolition and construction activity associated with the care home and works to the main house would be perceived in the setting of the Entrance Gates and Gate Piers, however this is not considered to affect its heritage value. The susceptibility is Low and sensitivity is Medium in accordance with Table 5.3. The magnitude of impact is Low and the likely effect would be indirect, temporary, short-term **Minor Neutral**. This effect is not significant.
- 5.6.13 The very limited likelihood of impact on heritage value means that the effect is reduced to Minor based on professional judgement notwithstanding the matrix outcome (Minor/Moderate).

Walls at Former Kitchen Garden at Caversham Park, Grade II Listed Building

- 5.6.14 The separating distance means the demolition and construction activity would not be experienced in the setting of the listed building. The susceptibility is Low and sensitivity is Low in accordance with Table 5.3 (because of the very limited likelihood of impact and therefore the sensitivity is reduced based on professional judgement notwithstanding the matrix). The magnitude of impact is Nil and the likely effect would be **None**.

Nos. 1 and 3 Caversham Park Drive, Curtilage Listed Building

- 5.6.15 The construction of the Proposed Development would involve activity and environmental factors such as movement of equipment, vehicles, people, and the generation of dust and noise within and in the setting of the listed building. This would be temporary in duration and cease upon completion and the operational stage. It is nevertheless considered to introduce a negative influence on the overall appreciation of the receptor and its heritage value.
- 5.6.16 This stage of the Proposed Development would also include internal demolition and minor alterations to the external appearance of the buildings. This work is required to achieve the new residential layouts and uses.
- 5.6.17 The susceptibility of the receptor is considered to be Medium which results in a Medium sensitivity in accordance with Table 5.3. The magnitude of impact on the heritage value of the receptors, which is derived from their appearance in the RPG and association with the main

house, is judged to be Low and this would result in a **Minor/Moderate Adverse** likely effect, aspects of which would be direct and indirect, short and long term, permanent and temporary. This effect is not significant.

Operation

Caversham Park (BBC Records), Grade II Listed Building

- 5.6.18 The Proposed Development seeks internal and external alterations to Caversham Park (BBC Records) to convert the building into 65 assisted living units. There would also be new development in the setting of the listed building.
- 5.6.19 The Proposed Development would introduce a new use and have a direct and indirect physical impact on the listed building, which is identified as having High value. It is therefore considered to have High susceptibility and High sensitivity in accordance with Table 5.3.
- 5.6.20 A full assessment of the impact of the Proposed Development on the listed building is provided at Section 5.0 of the Heritage Statement at Appendix 5.1 and summarised here.
- 5.6.21 Overall, it is concluded that the Proposed Development would preserve the heritage value of the listed building through a sensitive refurbishment for a use which is consistent with the original domestic character of the property.
- 5.6.22 The most important part of the building, the ground floor in the main house, would be conserved and enhanced through the conservation of plan form and reinstatement of original features.
- 5.6.23 In particular, the sequence which will be created from the Entrance Hall, Outer Hall, Main Hall, Library and out to the south terrace is an important benefit, because it will restore the status, function and interconnectivity of these spaces.
- 5.6.24 There would be some adverse impacts from subdivision, but this has been minimised by the layouts proposed to respect the existing plan form as much as possible, i.e. inherent design mitigation.
- 5.6.25 It is noted that the Oratory School and BBC had already introduced subdivision, and for some spaces the proposed subdivision would maintain the existing condition. Therefore, there would be no change to the experience and appreciation of the listed building.

- 5.6.26 The redevelopment of the later 20th century east and west wings of the listed building would have a neutral impact on its heritage value: they have no intrinsic architectural interest and the historical interest would be preserved through secondary mitigation.
- 5.6.27 The magnitude of impact on the listed building is considered to be Medium.
- 5.6.28 There are works which are both beneficial and adverse to the heritage value of the listed building which are described at Table 5.1 of Appendix 5.1. On balance, the heritage value of the listed building is considered to be enhanced and therefore the likely effect is considered to be direct, permanent, long-term **Moderate/Major Beneficial**. This likely effect is significant.

Caversham Park, Grade II RPG

- 5.6.29 The Proposed Development seeks to introduce new development in the RPG to: deliver a care home (on the developed land immediately west of the main house); new retirement dwellings in the former satellites areas and north of the drive (East Parcel); and private housing to the boundary Peppard Road (West Parcel) (outside the RPG).
- 5.6.30 There would be associated landscaping, including reinstating historic landscape features and creating public access for the first time with new trails.
- 5.6.31 The susceptibility of the RPG is High and the sensitivity is High in accordance with Table 5.3, which calibrates value and susceptibility.
- 5.6.32 A summary of the full assessment of Section 6.0 of Appendix 5.1 is provided below.
- 5.6.33 The introduction of development within the East Parcel would lead to the loss of historic form. While the impact itself is of a high degree, it is necessary to calibrate the impact due to the fact that the impact is focussed on one part of the receptor as a whole, and the inherent design mitigation takes an architectural form that has resonance and precedence in country house estate architecture, and thereby helps to mitigate the impact from higher one.
- 5.6.34 The courtyard building has been moved northwards away from the principal east/west axis to ensure that the principal views are not affected.
- 5.6.35 The formerly proposed crescent to the north-east of the house has been replaced with four blocks designed to be lower in form, built in natural materials with green roofs, and located in an area of the landscape that is less sensitive.

- 5.6.36 Notwithstanding the new development north-east of the house is in a less sensitive location, the addition of new development would lead to a change and urbanising character. Again, the impact has been mitigated by the approach to the new design of the buildings which are two storey with green roofs. A contemporary architectural approach has also been taken with the use of natural materials to help anchor this part of the development into the landscape.
- 5.6.37 The car parking has been spread along the drive and broken up to small parcels in order to minimise the extent of hardstanding. Crucially, a clear area in front of the main house will be clear of car parking which gives an uninterrupted vista of the north lawn.
- 5.6.38 However, the introduction of parking along the northern side of the principal drive would lead to an urbanising character. This is considered to have a low negative impact because it must be balanced with the existing road which is wide and includes parking spaces directly in front of the house entrance. In contrast the Proposed Development removes parking from directly in front of the house.
- 5.6.39 The proposed care home has been reduced in floor plan, scale and in plan. It has been moved northwards away from the east/west axis south of the house. The plan has been minimised, as has the height in order to preserve the primacy of the main house and its later extensions.
- 5.6.40 The approach road/drive will be minimised in width with footpaths spread through the landscape in order to reduce the urbanising character of the existing road and reinstate an appearance that is more often associated with carriage drives to historic buildings of this sort.
- 5.6.41 Finally, the form and layout of the buildings adjacent to Peppard Road (outside of the RPG) has been changed to better reflect the surrounding area and setting of the RPG.
- 5.6.42 At a high level, the revised scheme expresses and manifests the hierarchy of the status across the site, with the listed house as the primary building.
- 5.6.43 The parcels and developments respond to that status to ensure that the house maintains its primacy while appearing in context to an RPG. This latter point – introducing a sensitive and complementary response to the site – is a principal design approach response.
- 5.6.44 The magnitude of impact on the heritage value RPG is considered to be Medium. This takes into account the size of the designation and the large part of the receptor to the south of the main house which will be unaffected by development and its historical interest and legibility of earlier landscape designs would be maintained.

5.6.45 The likely effect is, on balance, considered to be direct, permanent, long-term **Moderate Adverse** because of the negative impacts identified above. The effect is not judged to be Moderate/Major Adverse, which would be the outcome if the matrix were strictly applied, because of the beneficial impacts which have likewise been identified. The methodology allows for professional judgement.

5.6.46 This effect is significant.

Inner Park Walls at Caversham Park, Grade II Listed Building

5.6.47 The inner park walls are located in the part of the Site which is proposed for the new care home. The walls would be preserved as a feature within the landscape of the care home and form a boundary between the care home and the car park. It is shown as set back from parking spaces by 3.2m to 4.3m. The walls would become an integrated feature of the care home gardens.

5.6.48 The susceptibility is considered to be Low and the sensitivity Low/Medium. The magnitude of impact is judged to be Medium and the likely effect would be direct, permanent, long-term **Minor/Moderate Beneficial**. This likely effect is not significant.

Temple to West of Caversham Park, Grade II Listed Building

5.6.49 The proposals do not involve works to the Temple and its heritage value would be preserved. The proposals would change the setting of the listed building, and most notably by replacing the utilitarian buildings and fencing which interposes between the listed building and the main house in the long axial view. As described in earlier sections, this is an improvement and would benefit the appreciation of the listed building and its relationship to the house.

5.6.50 The proposed care home and development in the East Parcel have been set back from the axial view from the Temple to preserve the landscape character of the view. The design of the care home in particular has been amended to ensure that it is inobtrusive and subservient to the main house.

5.6.51 The susceptibility is considered to be Medium and the sensitivity Medium/High. The magnitude of impact is judged to be Low/Medium and the likely effect would be direct, permanent, long-term **Moderate Beneficial**. This likely effect is significant.

Entrance Gates and Gate Piers to Caversham Park, Grade II Listed Building

- 5.6.52 The proposals do not involve works to the entrance gates and gate piers and their heritage value would be preserved. The Proposed Development would change the setting of the listed buildings by converting the lodges nearest to the gates for new residential use, however their appearance would be unchanged.
- 5.6.53 There would be no new buildings seen together with the gates and the landscape setting within the RPG would be maintained.
- 5.6.54 The susceptibility is considered to be Low and the sensitivity Low/Medium. The magnitude of impact is judged to be Very Low and the likely effect would be direct, permanent, long-term **Negligible Beneficial**. This likely effect is not significant.

Walls at Former Kitchen Garden at Caversham Park, Grade II Listed Building

- 5.6.55 The walls of the former kitchen garden are located at the southern boundary of the Site. The Proposed Development does not involve works to the walls or development that would be appreciated in their setting, albeit one may be aware of the wider re-use of the RPG, with which they have group value. The re-use would have a positive impact on the RPG to the south because of the improvement to landscaping and public trails. The susceptibility is Low and the sensitivity is Low/Medium. The magnitude of impact is Very Low and the likely effect would be direct, permanent, long-term **Negligible Neutral**. This likely effect is not significant.

Nos. 1 and 3 Caversham Park Drive, Curtilage Listed Building

- 5.6.56 Nos. 1 and 3 Caversham Park Drive will be retained and converted for residential use. Their heritage value, derived from their use, character and location at the entrance to the estate, and group value with the listed entrance gates and main house would be preserved. The susceptibility is Medium and the sensitivity is Medium. The magnitude of impact would be Low and the likely effect would be direct, permanent, long-term **Minor/Moderate Beneficial**. This likely effect is not significant.

5.7 ADDITIONAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

Demolition and Construction

- 5.7.1 It is envisaged that direct and indirect impacts arising from the demolition and construction stage would be controlled through the implementation of a Construction Environmental

Management Plan (CEMP) subject to planning condition, whose purpose would be to reduce the risk of adverse impact of construction on sensitive environmental resources and to minimise disturbance to local residents and workers throughout the demolition and construction work.

- 5.7.2 It is anticipated that the planning permission and Listed Building Consent will be conditional on an agreed CEMP and implementation of an agreed Historic Building Recording or similar mitigation measures being prepared and approved by RBC before the demolition and construction work begins for relevant phases of development. The Historic Building Recording would seek to conserve and understanding of, particularly, the history of the BBC on the Site and the layout and historic records pertaining to the Monitoring Station.

Operation

- 5.7.3 It is envisaged that the operational stage would include interpretation of the history and heritage interest of the Site through boards, signage or other mediums of public engagement.
- 5.7.4 It is also envisaged that the naming conventions used for the new development in the Site could make use of the words or names associated with the history of the Site.
- 5.7.5 Finally, it is envisaged that the bricks which are removed as part of the demolition of the Inner Park Walls (Grade II listed building) could be reused as part of the new development: either as a landscape feature or part of the proposed care home.
- 5.7.6 It is anticipated that the planning permission and Listed Building Consent will be conditional on these measures being prepared and approved by RBC before work begins for relevant phases of development or prior to occupation.

5.8 RESIDUAL ENVIRONMENTAL IMPACTS AND EFFECTS

Demolition and Construction

- 5.8.1 There would be no change to the effects at demolition and construction stage as a result of secondary mitigation. The Historic Building Recording, if required, would help to conserve the 20th century history of the heritage assets on the Site, however this is not considered to result in a greater magnitude of impact nor likely effect.

Operation

- 5.8.2 The residual effects would remain as assessed for all heritage receptors except the main house and RPG.
- 5.8.3 The magnitude of impact on Caversham Park (BBC Records), Grade II listed building, would become Medium/High because of the enhanced interpretation and naming conventions which would improve the extent to which the history and interest of the building and its context as part of the RPG is understood and appreciated. The residual likely effect would become direct, permanent, long-term **Major Beneficial**. This likely effect is significant.
- 5.8.4 The magnitude of impact on the RPG would increase to Medium/High because of the interpretation which would also increase appreciation and understanding of the historic and heritage interest of the receptor. This reflects that there would be an additional impact, however the overall effect is considered to remain adverse overall, because of the new development in areas which sensitive. It is for this reason that the likely effect reduces to Minor/Moderate Adverse, notwithstanding the impact has increased. It has increased in a positive way and there is additional impact, however it is not enough to create a beneficial impact overall, so the adverse impact must simply reduce. The residual effect is therefore direct, permanent, long-term **Minor/Moderate Adverse**. This likely effect is not significant.

5.9 CUMULATIVE EFFECTS

- 5.9.1 The separating distance and interposing development means that there would be no change to the effects identified because of cumulative schemes.

5.10 IMPACT OF CLIMATE CHANGE

Caversham Park (BBC Records), Grade II Listed Building

- 5.10.1 There would be no effect other than that previously stated, factoring in the climate predictions outlined in the ES.

Caversham Park, Grade II Registered Park and Garden

- 5.10.2 There would be no effect other than that previously stated, factoring in the climate predictions outlined in the ES.



Other Listed Buildings in Caversham Park

5.10.3 There would be no effects other than that previously stated, factoring in the climate predictions outlined in the ES.

5.11 ASSESSMENT SUMMARY

5.11.1 The assessment is summarised at Table 5.9 below.

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Caversham Park, Reading



Table 5.9 Heritage Assessment Summary

Environmental Impact	Receptor	Value	Sensitivity	Magnitude of Impact	Likely Effect (Significance)	Residual Magnitude of Impact	Residual Likely Effect (Significance)
Demolition and Construction							
Demolition of existing 20 th century buildings and some internal fabric. Construction of new development in the setting and internal alterations for new use.	Caversham Park (BBC Records), Grade II listed building	High	High	Medium	Moderate/Major Neutral (significant)	Medium	Moderate/Major Neutral (significant)
Demolition of existing 20 th century buildings and construction of new development.	Caversham Park, Grade II RPG	High	High	Medium	Moderate/Major Neutral (significant)	Medium	Moderate/Major Neutral (significant)
Demolition of existing 20 th century buildings and construction of new development in setting.	Inner Park Walls at Caversham Park, Grade II Listed Building	Medium	Medium/High	Low	Moderate Adverse (significant)	Low	Moderate Adverse (significant)
Demolition of existing 20 th century buildings and construction of new development in setting.	Temple to West of Caversham Park, Grade II Listed Building	High	Medium	Very Low	Negligible Neutral (not significant)	Very Low	Negligible Neutral (not significant)
Demolition of existing 20 th century buildings and construction of new development in setting.	Entrance Gates and Gate Piers to Caversham Park, Grade II Listed Building	Medium	Medium	Low	Minor Neutral (not significant)	Low	Minor Neutral (not significant)
Demolition of existing 20 th century buildings and construction of new development in setting.	Walls at Former Kitchen Garden at Caversham Park, Grade II Listed Building	Medium	Low	Nil	None	Nil	None
Alterations to buildings and construction of development in setting.	Nos. 1 and 3 Caversham Park Drive	Medium	Medium	Low	Minor/Moderate Adverse (not significant)	Low	Minor/Moderate Adverse (not significant)
Operation							

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New use and internal alterations. New development in setting.	Caversham Park (BBC Records), Grade II listed building	High	High	Medium	Moderate/Major Beneficial (significant)	Medium/High	Major Beneficial (significant)
New development and uses	Caversham Park, Grade II RPG	High	High	Medium	Moderate Adverse (significant)	Medium/High	Minor/Moderate Adverse (not significant)*
New development and landscaping in setting	Inner Park Walls at Caversham Park, Grade II listed building	Medium	Low/Medium	Medium	Minor/Moderate Beneficial (not significant)	Medium	Minor/Moderate Beneficial (not significant)
New development and landscaping in setting	Temple to West of Caversham Park, Grade II listed building	High	Medium/High	Low/Medium	Moderate Beneficial (significant)	Medium	Moderate Beneficial (significant)
New development and landscaping in setting	Entrance Gates and Gate Piers to Caversham Park, Grade II listed building	Medium	Low/Medium	Very Low	Negligible Beneficial (not significant)	Very Low	Negligible Beneficial (not significant)
New development and landscaping in setting	Walls at Former Kitchen Garden at Caversham Park, Grade II listed building	Medium	Low	Very Low	Negligible Neutral (not significant)	Very Low	Negligible Neutral (not significant)
New use including alterations and new development in setting.	Nos. 1 and 3 Caversham Park Drive, curtilage listed building	Medium	Medium	Low	Minor/Moderate Beneficial (not significant)	Low	Minor/Moderate Beneficial (not significant)

*The adverse effect reduces because the mitigation would enhance the appreciation of the heritage value of the landscape, however the overall effect would remain adverse.

Cumulative Effects

Impact	Description	Mitigation	Effect
N/A	N/A	N/A	N/A

Impact of Climate Change

Impact	Description	Mitigation	Effect
N/A	N/A	N/A	N/A

Table 5.10 Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
CEMP	Contractor	Planning condition	To be determined by condition	Construction phase
Historic Building Recording (if required)	Developer	Planning condition	Submission of WSI and final report to RBC for approval	Construction phase
Interpretation	Developer	Planning condition and/or S106	Submission of details to RBC for approval	Prior to occupation
Reuse of historic bricks from Inner Park Walls at Caversham Park	Developer	Planning condition and/or S106	Submission of details to RBC for approval	Prior to works to wall