

Preliminary EIA Screening: Battle Street & Hexham Road Development, Reading

1. Key Project Details

Project name:	Battle Street & Hexham Road
Task name:	Preliminary EIA Screening Checklist
HCC project job number:	E05077
Task Reference No:	EIA/Screening/Reading
Date:	20.07.2022
HCC Dept:	Environmental Impact Assessment Team
HCC Contact:	Angiolina Albertini

2. Introduction

- 2.1 This Preliminary EIA Screening provides an initial review of the known project details against Environmental Impact Assessment (EIA) screening criteria in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations).
- 2.2 The Preliminary EIA Screening uses a checklist approach, following a number of steps to determine whether the proposed project falls within the remit of the regulations (either Schedule 1 or 2) and hence requires EIA. If the proposed development is listed in Schedule 1 a mandatory EIA is required. If the development falls within the activities listed in Schedule 2 then if certain thresholds are exceeded or the site lies within or adjacent to an 'environmentally sensitive area' then a more detailed EIA screening assessment may be required to determine if the project is likely to have significant environmental effects. A formal EIA screening opinion may then be sought from the Local Planning Authority under the provisions of the EIA Regulations (Regulation 6) on the need for EIA.
- 2.3 This preliminary EIA Screening report identifies if the project potentially qualifies as either Schedule 1 or 2 development and in the case of Schedule 2 development, whether a formal EIA screening request should be sought from the Local Planning Authority. A more detailed EIA Screening Assessment Report will be required to support any request to the LPA for an EIA screening opinion including the information specified in Schedule 3 of the Regulations.

3. Preliminary EIA Screening Checklist

EIA Details		
Description of Proposed Development	Battle Street: Former Central Pool to be redevelopment to total 94 dwellings consisting of flats and housing for Adult Care & Social Housing Hexham Road: The Willows redevelopment for 76 places for disability and sheltered housing.	
Schedule 1	Response	Comments
Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	No	N/A
If YES under what description	N/A	N/A
Schedule 2		
Is the proposed development Schedule 2 development as described in Schedule 2 of the EIA Regulations?	No	The most applicable project category listed within Schedule 2 of the EIA Regulations is 10(b) <i>Urban Development Projects</i> . The threshold for screening projects under this category is a footprint of 1 hectare, more than 150 dwellings
If YES under what description?	N/A	Total Area is <1Hectare (0.9Ha)
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the Regulations	No	
If YES which area?		
Are the applicable thresholds / criteria in column 2 met or exceeded?	No	
If yes which one?	N/A	N/A
Schedule 3		
Taking account of the selection criteria in Schedule 3, is the development likely to have potential significant effects on the environment		

4. Recommendation

- 4.1 Based on the project information provided to date, and following the completion of the Preliminary EIA Screening Checklist, we would advise that the project does not fall under Schedule 1 EIA Regulations for which EIA is mandatory. The project does not lie within or adjacent to an environmentally sensitive area, and does not exceed the thresholds specified in the guidance, and does not therefore qualify as a Schedule 2 development for which screening for EIA is required in accordance with the process specified under the EIA Regulations.
- 4.2 The proposals are within proximity to Noise Important Areas and within the Reading AQMA and construction disturbance should be minimised through the Construction Environmental Management Plan.
- 4.3 It is worth noting there are a number of Grade II listed buildings to the south of Battle Street proposal and we would recommend consulting the County Archaeologist if there are to be any changes to the landscape and visual aspects within their vicinity.
- 4.4 The EIA team have formed this decision based on the information provided to date. We reserve the right to amend this should additional information become available which materially impacts our conclusions regarding potential effects.