Debenhams & Vue, The Oracle, Reading

Environmental Impact Assessment (EIA) Screening Report

December 2022

Turley

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Client
The Oracle Limited Partnership

Our reference
PACS3000

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1. Introduction

1.1 Turley is acting on behalf of its client The Oracle Limited Partnership (the 'Applicant') who are preparing to submit two full planning applications for the proposed mixed-use repurposing and redevelopment of two sites forming part of The Oracle in Reading town centre, providing Built to Rent (BtR) homes, with commercial uses at ground floor level and repurposing of part of the former Debenhams store for alternative commercial uses (the 'Proposed Scheme').

1.2 The Proposed Scheme is comprised of Yield Hall Place 1 (predominantly comprising the existing Debenhams building) and Yield Hall Place 2 (predominantly comprising the existing Vue building), which has a total site area of approximately 1.6ha (both are collectively referred to as the 'Site'). The Site is shown on **Figure 1**. Both Sites are bound to the west by existing commercial uses associated with The Oracle, with Yield Hall Place 1 being bound to the east by Yield Hall Place, and Yield Hall Place 2 being bound to the east by London Street.

1.3 This report has been prepared in order to obtain an EIA Screening Opinion from Reading Borough Council (RBC) in accordance with Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), hereafter referred to as the EIA Regulations. This EIA Screening Report considered the two applications for Yield Hall Place 1 and 2 as one project as they are linked.

1.4 In accordance with Regulation 6, Paragraph 2 this EIA Screening Report includes the following information:

- A plan sufficient to identify the land (see **Figure 1: Site Location Plan**);
- A description of the development, including in particular;
  - A high level description of the physical characteristics of the development and, where relevant, of demolition works (set out within **Section 2**);
  - A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected (see **Section 3**);
- A description of the aspects of the environment likely to be significantly affected by the development (set out within **Section 6**);
- To the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from;
  - The expected residues and emissions and production of waste, where relevant (see **Section 6**);
  - The use of natural resource, in particular soil, land, water and biodiversity (see **Section 6**); and

- Such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment (see **Section 6**).

1.5 Furthermore, this report has been prepared in line with Regulation 6, Paragraph 4 (including criteria set out in Schedule 3) and covered the following steps.

Identification of the characteristics of the Proposed Scheme (**Section 2**)

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Identification of the characteristics of the Site and surrounds (**Section 3**)

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Taking into account the characteristics of the Proposed Scheme and the Site and surrounds, identification of how Schedule 1 or 2 of the EIA Regulations applies (**Section 4**)

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An explanation of how the Proposed Scheme has been appraised within this report and how this report sets out the consideration of likely environmental effects and in-combination effects (**Section 5**)

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An appraisal of whether there would be any likely environmental effects, including the identification of any plain or easily achievable mitigation to avoid significant effects (**Section 6**)

↓

An appraisal of whether there will be any likely in-combination effects (**Section 7**)

1.6 Where, through the appraisal of likely environmental effects, mitigation has been identified, this has been collated and set out within a Schedule of Mitigation in **Appendix 1**.

1.7 As such, the information provided within this report is considered sufficient to inform RBC's Screening Opinion, in accordance with Regulation 6, Paragraph 2.

1.8 In accordance with Regulation 6, Paragraph 6(a), RBC has three weeks within which to provide a Screening Opinion, from the date of receipt of this request.

2. High Level Development Specification

Overview of Site Preparation (Demolition and Construction)

2.1 Prior to works on Site, it is assumed the Site will be secured by temporary fencing/hoarding where demolition and construction will occur. Where this requires the closure of pavements or other pedestrian routes, temporary protective barriers will be provided to segregate pedestrians from nearby vehicles or temporary fencing/hoarding to manage any risk to human health.

2.2 Access to the Site during demolition and construction will be taken from Yield Hall Place or the service yard via Bridge Street. Temporary secure Site access gates will be provided to manage the movement of vehicles, plant, equipment and personnel required. Welfare facilities and other temporary infrastructure are required (i.e. Site Compound, material laydown/storage etc) and these will be set up at a designated location within the Site as determined by the appointed contractor.

2.3 Prior to the commencement of demolition and/or construction works, all existing on-site utilities and services will be identified and where required disconnected and/or diverted and made safe with appropriate notices/licenses sought.

2.4 The Proposed Scheme will comprise the demolition of the Vue building and part demolition of the Debenhams building (the ground, lower and upper floor of the south eastern corner). The Debenhams building will be demolished (in part) first, followed by works to the retained floorspace within this building followed by redevelopment of the vacant site (Phases 1 and 1a). The Vue building will then be demolished and the site redeveloped (Phase 2).

2.5 The preliminary demolition works will include a 'soft strip' of the internal areas, with all waste arising removed from the buildings and segregated into allocated skips for appropriate processing/recycling/disposal. Any hazardous materials (including asbestos) will be removed, handled and disposed of in line with appropriate guidance and regulations[1]. It is envisaged that all demolition works will be undertaken using mechanical demolition techniques from the highest point downward.

2.6 Hard core materials will be processed and crushed on-site within designated zones within the Site. Crushed material will be stockpiled within the Site for further processing, reuse or removal as required.

2.7 Following the demolition of the on-site buildings, works will commence with the removal of floor slabs, foundations and other areas of hardstanding required for removal.

2.8 The construction of the Proposed Scheme will require piled foundations.

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[1] The Hazardous Waste (England and Wales) Regulations 2005 and Control of Asbestos Regulations 2012 and CIRIA C741 (2015).

2.9 A Preliminary Risk Assessment will be carried out for the Site to determine the potential for contamination on Site. If required, the remediation strategy will be submitted and agreed with RBC in advance of any construction works taking place.

2.10 To obtain appropriate development plateau levels, it is anticipated there will be both areas where levels will reduce (areas of cut) and areas where the level will increase (area of fill). A cut and fill balance will be targeted within the Site so that there is no significant import or export of material required (assuming the existing ground conditions are fit for the purpose intended). Any surplus material exported off site for disposal will be subject to chemical analysis, classification testing and appropriate waste removal process established and documented.

2.11 To ensure safe and efficient operation of the Site during the construction stage, the appointed contractor will provide a detailed Construction Environmental Management Plan (CEMP). The CEMP will set the details of the construction process, management of the Site and any temporary mitigation required during the construction stage.

2.12 Construction working hours will be from 08:00 – 18:00 on Monday to Friday; 09:00 – 13:00 on Saturday and no works on Sunday or Bank Holidays, in accordance with RBC guidance[2]. All construction activities will be in accordance with the Considerate Constructors Scheme.

Development Principles

2.13 The Proposed Scheme is a mixed-use development, comprising:

- 449 Build to Rent units;
- Commercial / amenity uses (including leisure, retail and co-working space) Use Class E and / or Class F and / or specified Sui Generis) – up to 5,565m^2 of commercial / amenity space.

2.14 The Proposed Scheme will be delivered across a number of buildings up to a maximum height of 105.600m AOD (19 storeys above podium, 21 including podium level). The greater areas of height will be towards the Oracle to the north, and away from the Conservation Area and local residential areas.

2.15 No basements are proposed as part of the Proposed Scheme.

2.16 Vehicular, pedestrian and cyclist access will be from the riverside, Mill Lane and London Street.

2.17 No new car parking spaces are proposed, except for Blue Badge spaces in line with RBC policy guidelines. All parking spaces will be accessible. Cycle parking will be provided in accordance with RBC requirements.

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[2] Reading Borough Council. Noise nuisance. Available at: Noise nuisance - Reading Borough Council [Accessed 11/10/2022].

2.18 Landscaping and public realm improvements are proposed within the vicinity of the Site including at the junction with London Street and Inner Distributor Road; Yield Hall Place from junction of London Street to Minister Street; and Oracle Riverside (within **Figure 1**). This will include a pocket park, retention of existing trees and enhancements, tree planting, and creation of a woodland walkway, which will provide additional ecological habitats.

2.19 All future lighting installations will be designed and installed in line with relevant standards and guidance[3].

2.20 The proposed surface water drainage strategy will not increase the runoff rate offsite and will include an allowance for climate change in accordance with relevant guidance. Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical.

2.21 Waste streams generated by the Proposed Scheme during operation will primarily comprise residential, with a small portion of employment space and green related waste. The Proposed Scheme will include appropriate facilities for the storage, handling and collection of these waste types.

2.22 As a mixed use development incorporating residential development, the Proposed Scheme will be operational 24/7 and 365 days a year.

Timescales

2.23 The site preparation and construction works are anticipated to commence in 2023. Completion and operation are anticipated approximately 2 years following commencement of work on Site.

[3] CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021; BS 5489-1 : 2013 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; and ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

3. Description of the Site and Surrounding Area

3.1 A number of studies/reports have been undertaken and prepared to support the Application. Publicly accessible information (i.e. nationally held environmental data sets) and the following notes and application reports have been used to inform this EIA Screening Report and the description of the Site and surrounding area:

- Archaeological Desk Based Assessment[4];
- Flood Risk Assessment and Drainage Strategies[5,6];
- Ecological Appraisals[7,8];
- Transport Statement[9];
- Factual Report on Ground Investigation[10,11];
- Preliminary Risk Assessment[12];
- Acoustic Planning Report[13];
- Built Heritage, Townscape and Visual Impact Appraisal[14]; and
- Hydrock (2022). Yield Hall Place 1 & 2, The Oracle. Air Quality Assessment.

Location and Setting

3.2 Yield Hall Place 1 is currently occupied by the former Debenhams building which now stands disused, whilst Yield Hall Place 2 currently comprises Vue cinema and several restaurants.

3.3 Both Sites are bound to the west by existing commercial uses associated with The Oracle. Yield Hall Place 1 is bound to the north and east by Yield Hall Place and the

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[4] PCA Heritage (2022). The Oracle, Reading: Archaeological Desk-based Assessment.
[5] ByrneLooby (2022). The Oracle – Yield Hall Place 1. Flood Risk Assessment and Drainage Strategy.
[6] ByrneLooby (2022). The Oracle – Yield Hall Place 2. Flood Risk Assessment and Drainage Strategy.
[7] HDA (2022). Oracle Centre, Reading. Ecological Appraisal – Former Debenhams.
[8] HDA (2022). Oracle Centre, Reading. Ecological Appraisal – Vue Cinema.
[9] Stantec (2022). Yield Hall Place 1 & 2, Reading, Transport Statement.
[10] Structural Soils Ltd (2014). Factual Report on Ground Investigation at The Oracle Reading.
[11] Ven Elle Total Foundation Solutions (2016). Factual Ground Investigation Report. The Oracle Shopping Centre, Reading.
[12] Byrne Looby (2022). The Oracle, Reading. Preliminary Risk Assessment – Desk Study Report.
[13] Hydrock (2022). Debenhams & Vue at The Oracle Reading. Acoustic Planning Report.
[14] Turley (2022). Built Heritage, Townscape and Visual Impact Appraisal. Debenhams & Vie, The Oracle, Reading.

River Kennet to the south. Yield Hall Place 2 is bound to the north by the River Kennet, with the A329 to the south and London Street to the east.

3.4 The surrounding area primarily comprises retail/commercial uses (The Oracle itself to the south and west) and residential dwellings (to the south and east) within the town of Reading.

Historic Land Use

3.5 Historically, the Site forms part of former commercial and industrial areas along the River Kennet. This is immediately to the west of the ancient north-south route of London Street/Duke Street through the historic core of Reading High Street.

3.6 In the late 20th century, the development of the Queens Road bypass (IDR) along the southside of the river and a new bridge crossing along the line of Yield Hall Place established a new pattern of movement and also a generally larger grain and scale of built form.

3.7 More recently, the development of the Oracle centre in 1999 has further established this new character for the area on both sides of the Kennet to the west of the London Street bridge.

Environmental Designations

3.8 **Table 3.1** provides a summary of the key characteristics of the Site and surrounding area and any notable sensitive receptors on a topic-by-topic basis.

Table 3.1: Summary of Key Characteristics of the Site and Surrounding Area

Topic	Summary
Air Quality	The Site is located within the Reading Air Quality Management Area (AQMA)[15], declared in 2009 for exceedances of Nitrogen Dioxide (NO_2) from a mixture of road types. This AQMA covers the centre of Reading and the roads leading into the centre. The main source of air pollution influencing the Site is the vehicles using the surrounding road network. Nearby sensitive uses to poor air quality include the residential dwellings to the east and south of the Site.
Biodiversity	Designated Sites: • There are no internationally ecological designed sites within 10km of the Site; nationally designated ecological sites within 5km of the Site; or locally designated ecological sites within 2km of the Site. • The Site does not fall in any Impact Risk Zones for Site of

[15] Defra. UK AIR Air Information Resource. Available at: AQMAs interactive map (defra.gov.uk) [Accessed: 21/10/2022].

Topic	Summary
	Special Scientific Interest. • There are eight Local Wildlife Sites (LWFs) and two Proposed LWFs within 2km of the Site. The closest of these is the Holy Brook LWS, approximately 570m south west of the Site. On-Site Habitats: • The Site comprises existing buildings, hardstanding and formal planting (including raised planters and flowerbeds). There are small-leaved Lime trees adjacent to the River Kennet (which runs through Yield Hall Place 1 and 2 but does not form part of the Site) and London Plane trees to the east and south of Yield Hall Place 2. At the level of the River Kennet and in the north east / south east of the Site there is an area of Willow and Dogwood scrub. Protected/Notable Species: • There is negligible bat roost potential in the buildings on Yield Hall Place 1 and Yield Hall Place 2. Two of the trees on Yield Hall Place 2 have a low bat roost potential. There are no trees on Yield Hall Place 1 with potential to support roosting bats. Habitats within and immediately adjacent to the Site (including scattered trees, scrub and canal) provide some opportunities for foraging bats, though these are considered to be of negligible value for foraging bats. • The trees and scrub within the Site are of limited suitability for Dormice. It is considered highly unlikely Dormouse are present on Site. • The River Kennet provides suitable habitat for otter and there are desk study records of otter in proximity to the Site. Therefore, it is anticipated that otters are present within this watercourse on at least an occasional basis. • The closest record of water vole is approximately 1.4km south west of the Site in the River Kennet. As the Stie is highly urbanised and the banks of the River Kennet through the Site are reinforced, it is not likely that water vole use this section of the river, though there is the potential for them to travel along the river to disperse between territories. • No badger setts or evidence of badger activity have been recorded within or adjacent to the Site. No suitable sett building habitat has been recorded. The ornamental shrubs and flowerbeds provide low quality badger foraging habitat and no evidence of badger foraging has been recorded. Overall, it is considered highly unlikely that the Site is of

Topic	Summary
	importance to badgers. • The trees and scrub on Site offer nesting and foraging opportunities for common and widespread bird species. It is possible that the Site supports a small number of breeding birds typical of garden habitats. Nesting Pigeons were recorded on the roof of the building in Yield Hall Place 1. • There is a very limited extent of reptile habitat available on Site, so it is highly unlikely the Site supports reptiles. • Given the limited amount of suitable habitat for great crested newts on Site and in the surroundings, it is highly unlikely that great crested newts use the Site during either their terrestrial or aquatic phases. • There are limited opportunities for invertebrates on Site, and therefore it is highly unlikely that the Site supports a notable assemblage of invertebrates. • No protected or notable plant species were recorded on Site during the Phase 1 habitat survey. Cotoneaster (of which several species are invasive) was recorded on Yield Hall Place 2 during the Phase 1 habitat survey.
Built Heritage and Archaeology	There are the following notable designations within close proximity to the Site: • There are no World Heritage Sites within 10km of the Site. • There are 2 Scheduled Monuments within 2km of the Site. These are the *High Bridge* approximately 65m north east of the Site, and the *Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork* approximately 0.2km north east of the Site. • There are numerous listed buildings in the surrounding area, with clusters of listed buildings to the south east, north east and north west. • The eastern extent of Yield Hall Place 2 falls within the boundary of the Market Place/London Street Conservation Area[16]. • There are no Registered Battlefields within 2km of the Site. The closest Registered Park and Garden to the Site is the

[16] Reading Borough Council. Conservation areas & listed buildings. Available at: Conservation areas & listed buildings - Reading Borough Council [Accessed: 21/10/22].

Topic	Summary
	Grade II The Forbury Garden, which is approximately 0.3km north of the Site. There are an additional 2 Registered Parks and Gardens within 2km of the Site. The Archaeological Desk Based Assessment prepared for the Applications suggests that the Site has a high potential to contain archaeological remains dating to the early medieval and medieval periods; moderate potential for remains of the post-medieval period; low potential for the prehistoric and Roman periods and no potential for the modern period. Given the Site's previous development, there is likely to have been impacts on the below ground assets, though the majority of the Site has not been surveyed to confirm this.
Community and Socio-Economics	The Site is located within the Abbey ward[17] of the RBC administrative area. In Abbey, 82.8% of those aged 16 and over are economically active; this is above both the Reading average of 78.5% and the England & Wales average of 76.8%. This higher rate of economic activity is also reflected in the employment rate: 76.8% of Abbey residents are in employment compared to 72.5% in Reading and 71.0% in England and Wales. The unemployment rate in Abbey (7.2%) is lower than the Reading rate of (7.6%), but higher than the national average of (2.6%). The Site is within the Reading 011H Lower Super Output Area, which is ranked amongst the 40% most deprived neighbourhoods in the country[18].
Connections and Access	The Site is accessible to vehicles from the east via Yield Hall Place. Access to the wider strategic road network in Reading is made via the A329 to the south of the Site, which connects to the A33 approximately 600m west of the Site. In the wider area, Reading is located immediately north of the M4 and can be accessed from three junctions (10 to 12). The nearest bus stop to the Site is located approximately 60m east of the Site on Queen's Road. The closest railway station to the Site is Reading train station (approximately 500m north of the Site). From Reading station, services are available to London Paddington, Birmingham New Street, Manchester Piccadilly, and several other local and nationally significant towns and cities.

[17] Nomis. 2011 Ward Labour Market Profile E36000872 : Abbey. Available at: Labour Market Profile - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk) [Accessed: 21/10/22].

[18] Indices of Deprivation (2019). Available at: Indices of Deprivation 2015 and 2019 (communities.gov.uk) [Accessed: 21/10/2022].

Topic	Summary
Flooding and Hydrology	The River Kennet separates Yield Hall Place 1 and 2. This river is a tributary of the River Thames. The Site is located within Flood Zone 1 in relation to flooding from rivers and the sea; defined as a low risk area[19], though the River Kennet which separates Yield Hall Place 1 and 2 is Flood Zone 3. The Site is also at very low risk of flooding from surface water[20] and reservoir sources (though the River Kennet which separates Yield Hall Place 1 and 2 is low to high risk of surface water flooding).
Ground Conditions	The Site is underlain by Seaford Chalk Formation (bedrock geology) and Alluvium – Clay, silt, sand and gravel (superficial deposits)[21]. Site investigations carried out in 2014 and 2016 found there to be arsenic, cadmium, chromium (total), lead, mercury, selenium, copper, nickel, zinc, speciated polycyclic aromatic hydrocarbons, total petroleum hydrocarbons, organic matter, soluble sulphate, water soluble boron, vanadium, phenol, cyanide, SVOC, VOC and pH in the soil on Site.
Lighting	Lighting sources at the Site include external lighting columns along the A329, Yield Hall Place, and The Oracle. The lighting environment is anticipated to be E4 Environmental Zone[22] (high ambient brightness). The Site will be influenced by the presence of lighting in the immediate surrounding area (i.e. passing car headlights, external lighting, or spilled internal light from surrounding retail units).
Noise	There will currently be some existing sources of noise on Site, particularly Yield Hall Place 2 which is still in commercial use. The Site is influenced by noise in the immediate surroundings, including noise from adjacent roads (such as Yield Hall Place and the A329) and the use of The Oracle shopping centre. Nearby receptors that are sensitive to noise include the residential dwellings to the east and south and the users of The Oracle.
Townscape and Visual	Buildings located within the Site are approximately 4-5 commercial storeys high, and are of a flat-roofed composition. In the surrounding area, buildings vary in height and design, with developments to the east sitting at 2-3 storeys whilst those to the

[19] Flood map for planning. Available at: Flood risk information for this location - Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk) [Accessed: 21/10/2022].
[20] Check your long term flood risk. Available at: Learn more about this area's flood risk - GOV.UK (check-long-term-flood-risk.service.gov.uk) [Accessed: 21/10/2022].
[21] British Geological Society. Geology Viewer. Available at: BGS Geology Viewer (BETA) [Accessed: 21/10/2022].
[22] NLPIP (2007). What are lighting environmental zones? Available at: What are lighting environmental zones? | Light Pollution | Lighting Answers | NLPIP (rpi.edu) [Accessed: 21/10/2022].

Topic	Summary
	south sit at 5-6 storeys. The Site is located within the Thames Valley National Character Area (NCA) which is characterised as a "*mainly low-lying wedge area* … with *a diverse landscape and urban and suburban settlements, infrastructure networks, fragmented agricultural land, historic parks, commons, woodland, reservoirs and extensive minerals workings*"[23]. The principal areas where the Site and any proposed development would be visible include the main roads running past the Site boundary, vantage points from a number of streets and public realm / open spaces within the local area of the Site, river crossings and also the riverside / canalside walkways, and other longer distance views from the higher ground of The Mount to the south, as well as open spaces to the south.

[23] Natural England (2012). NCA Profile: 115 Thames Valley (NE379). Available at: NCA Profile:115 Thames Valley - NE379 (naturalengland.org.uk) [Accessed: 21/10/2022].

4. Schedule of the Proposed Scheme

4.1 In line with the EIA Regulations, the Proposed Scheme has been appraised against the development descriptions contained within Schedule 1 and Schedule 2.

4.2 Based on the characteristics of the Proposed Scheme (**Section 2**), it is not considered that the Proposed Scheme would constitute Schedule 1 development.

4.3 As established in **Section 3**, the Site is not located within a 'Sensitive Area'[24], within the meaning of the EIA Regulations. The thresholds as set out within Schedule 2 should therefore be considered.

4.4 Following an appraisal against Schedule 2 of the EIA Regulations, the Proposed Scheme is considered to fall under Schedule 2 10 (b), as more than 150 dwellings are proposed.

4.5 As outlined within the EIA Regulations and Planning Practice Guidance, the exceedance of the threshold/criteria does not automatically determine that the Proposed Scheme is EIA Development, but rather that the '*proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required*'[25].

4.6 The selection criteria for Schedule 2 development are detailed within Schedule 3 of the EIA Regulations and are as follows:

- Characteristics of development;
- Location of development; and
- Types and characteristics of the potential impact.

4.7 The characteristics of the Proposed Scheme were set out in **Section 2** and the location of the Site in **Section 3**. The following sections consider the types and characteristics of the potential impact, termed as an appraisal of likely environmental effects.

[24] Sites of Special Scientific Interest and European Sites; National Parks, the Broads and Areas of Outstanding Natural Beauty; and World Heritage Sites and scheduled monuments.
[25] Planning Practice Guidance Paragraph: 017 Reference ID: 4-017-20170728.

5. Approach

Appraisal of Likely Environmental Effects

5.1 The appraisal of likely environmental effects, set out within **Section 6**, has been based on baseline information presented within **Section 3** and has considered likely environmental effects arising from the Proposed Scheme, as detailed within **Section 2**. The appraisal has focused on environmental effects and whether any of these are considered '*likely*' and '*significant*' at receptors, with consideration to the following factors in Regulation 4, Paragraph 2 of the EIA Regulations:

- Population and Human Health;
- Biodiversity;
- Land, soil, water, air and climate;
- Material assets, cultural heritage and the landscape; and
- The interactions between the above factors.

Mitigation

5.2 Regulation 6, Paragraph 2(e) allows for the discussion and identification of project specific measures to avoid and/or prevent significant adverse environment effects, specifically stating;

"A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following—…

…(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment"

5.3 As part of this appraisal, they have only been considered if they are specific, easily achievable and if there is a high degree of confidence in their effectiveness and implementation.

5.4 Where mitigation has been identified as part of the appraisal of likely environmental effects set out in **Section 6**, this has been clearly identified for the benefit of RBC with the use of a reference system within the text (use of M1, M2, etc) that links to the Schedule of Mitigation provided as **Appendix 1**. This contains a summary of all the mitigation identified to date[26].

[26] In accordance with IEMA's 2015 guidance 'Shaping Quality Development', primary, secondary and tertiary mitigation has been considered.

Appraisal of In-Combination Effects

5.5 In line with Schedule 3 of the EIA Regulations, the "*cumulation of the impact with the impact of other existing and/or approved development*" has also been taken into consideration and is set out in **Section 7**. At present, there is no widely accepted methodology or best practice for the assessment of cumulative effects (especially at the screening stage).

5.6 In order to determine the likelihood of possible in-combination effects, a qualitative appraisal has been undertaken. To identify '*existing and/or approved development*' (hereafter referred to as 'approved projects') for consideration of in-combination effects with the Proposed Scheme, a review of the RBC planning portal has been undertaken in order to identify projects in proximity to the Site, based on the following criterion:

- Permitted application(s) either under construction or not yet implemented;
- Submitted application(s) not yet determined but which have the potential to be determined prior to the determination of the application for the Proposed Scheme;
- Applications with a resolution to grant planning permission;
- All refusals subject to appeal procedures not yet determined;
- Applications within 1km of the Site; and
- The project being of a relevant scale: the threshold for consideration has been the Schedule 2 criteria in the EIA Regulations, at which there is a potential for 'likely significant effects', however, it is recognised that this needs to be applied with caution.

5.7 Projects identified, which met these criteria have been considered against the following points (where sufficient information allows):

- Is there or likely to be a concurrent construction or operational stage with the Proposed Scheme; and
- Is there potential that the Proposed Scheme shares common sensitive receptors with the identified approved projects.

5.8 A high-level appraisal, taking into account the above approach, has been set out in **Section 7**. The appraisal has been undertaken on receptor category basis, where a possible in-combination effect may be likely. In order for there to be a potential in-combination effect, there needs to be more than one potential effect on the same receptor at the same time.

6. Appraisal of Likely Environmental Effects

6.1 Given the nature of the Site and the Proposed Scheme, a number of environmental effects are not considered to be significant due to the absence of receptors or source effects, including:

Demolition and Construction

- **Impacts to designated ecological sites:** There are no international, national or local statutory designated sites within 10km, 5km, or 2km of the Site respectively. The closest non-statutory designated site is the Holy Brook LWS, approximately 570m south west of the Site. As concluded in the Ecological Appraisal prepared to support to the Applications, this is sufficiently distanced and separated from the Site that any potential contaminated runoff / pollution generated during demolition and construction would not impact the designated site (indeed, this would be suitably controlled on the Site). Therefore, impacts to designated sites during construction is not considered to be significant.

- **Changes to economic productivity and creation of additional jobs:** The Economic and Social Benefits Statement prepared for the Applications has reported that the construction of the Proposed Scheme will support investment in the construction sector (including build costs, professional fees) estimated at £121.8 million. Accounting for leakage, displacement, etc, this is anticipated to support 265 net additional full time equivalent (FTE) jobs in the South East, of which 75 would be taken by people in Reading. The total net additional gross value added (GVA) from the construction stage of the Proposed Scheme is anticipated to be approximately £72.5 million GVA to the South East's economic output, of which £60.6 million will be concentrated in Reading. Whilst this is considered to be a beneficial effect, it is not considered to be significant in the context of economic activity in Reading and the South East.

Operation

- **Changes in pollutant concentrations (NOx, NO_2, and PM_{10}) from exhaust emissions arising from traffic generated by the Proposed Scheme:** The Air Quality Assessment prepared for the Applications has reported a qualitative assessment of the change in pollutant concentrations from operational traffic. As there will be no material change in the quantum of traffic generated by the Proposed Scheme (as it will be largely car free), traffic movements are below the relevant criteria for assessment and significant effects to air quality are not anticipated.

- **Exposure of future residents to existing poor air quality:** The Proposed Scheme will introduce new residential receptors to the Site. As described in **Section 3**, the Site is within an AQMA. However the Air Quality Assessment prepared for the Applications found that the modelled concentrations of nitrogen dioxide and particulate matter (10 and 2.5) would be below the relevant annual mean air quality assessment levels across the Site. Furthermore, there would be no

predicted exceedances of the 24-hour mean air quality assessment levels at any of the receptors modelled. Therefore, exposure of future residents to existing poor air quality is not considered to be significant.

- **Impacts to designated ecological sites:** There are no international, national or local statutory designated sites within 10km, 5km, or 2km of the Site respectively. The closest non-statutory designated site is the Holy Brook LWS, approximately 570m south west of the Site. The Ecological Appraisals submitted in support of the Applications concluded that there would be no adverse effects on any statutory or non-statutory designated sites due to the nature and scale of the Proposed Scheme, the distance between the Site and the designated sites and the limited ecological connectivity between the Site and/or the character habitats and features the sites are designated for. Therefore, there will be no significant effects to designated ecological sites.

- **Changes to noise environment as a result of traffic generated by the Proposed Scheme:** There will be no material change in the quantum of traffic generated by the Proposed Scheme (as it will be largely car free). Therefore there is not anticipated to be a material change in traffic movements from the baseline that would influence the local noise environment. On the basis that changes to traffic flows as a result of the Proposed Scheme will be limited, road traffic noise is considered unlikely to be significant.

- **Changes to economic productivity and creation of additional jobs:** The Proposed Scheme will result in the demolition of some commercial floorspace. However, the Vue Cinema will be redeveloped and employment levels are not expected to be affected by this. Overall, the Economic and Social Benefits Statement prepared for the Applications found that the Proposed Scheme could generate 85 direct, indirect and induced net additional FTE jobs across the South East, inclusive of 25 jobs for Reading residents. In terms of productivity, the Proposed Scheme could generate £5.5 million total net additional GVA annually in the South East, with £4.5 million of this in Reading. Whilst this is considered to be a beneficial effect, it is not considered to be significant in the context of economic activity in Reading and the South East.

- **Increased demand for education provision (early years, primary, secondary):** The Proposed Scheme will increase the population on Site (some of which will be new to the area and some as a result of displacement from the surrounding community). Nevertheless, the increase in population could increase demand on local education services, depending on the demographics of the residential properties, however this is considered to be limited given the number of dwellings proposed and town centre location. Any capacity issue of the local education facilities would be appropriately managed through a financial contribution to RBC, if considered necessary, to help ease pressures on local education provisions in the local community **[M2]**. As such, any increased demand for education provision is not considered to be significant.

- **Increased demand for health care infrastructure (GPs, dentists, urgent care):** As above, the increase in population could increase demand on local health care

services. Any capacity issues would be appropriately managed through a financial contribution to RBC, if considered necessary and in accordance with RBC's policy guidelines to help ease pressures on local health care provisions in the local community **[M2]**. As such, increased demand for health care infrastructure is not considered to be significant.

- **Expenditure by new residents in the local economy:** The Economic and Social Benefits Statement prepared for the Applications reported that the Proposed Scheme could generate a total annual retail expenditure of £5.4 million plus a further £2.9 million on leisure-related goods and services, which would have the capacity to support up to 85 jobs in the retail and leisure sectors. Whilst this is considered to be a beneficial effect, it is not considered to be significant in the context of economic activity in Reading and the South East.

- **Changes to traffic flows on the local road network as a result of operational vehicles:** No new car parking (with the exception of blue badge spaces in line with RBC guidelines) is proposed, although, it is proposed to offer residents converted car-club spaces (two spaces within existing car parks), which will be subject to condition on any planning consent [**M3**]. Visitors to the Site will continue to use the existing public car parks (the Riverside and Holy Brook public car park). The Transport Statement prepared for the Applications found that the Proposed Scheme would have no detrimental impact to the safety or function of the local transportation network, with the trips generated by the Proposed Scheme able to be accommodated by the existing transport network (this related to public transport as the Proposed Scheme will be largely car-free). Furthermore, a Framework Travel Plan [**M3**] will be prepared as part of the Applications. This will set out measures to encourage future residents to travel by sustainable modes of transport. Overall, changes to traffic flows on the local road network as a result of operational vehicle is not considered to be significant.

- **Increase in demand on public transport:** The Proposed Scheme will result in an increase in population using local public transport. The Transport Statement prepared for the Applications considered the trips generated using non-car journeys (given the Proposed Scheme will be car-free). This found that the level of non-car trips could be suitably and safely accommodated within the footways surrounding the Site and adequate connections to the rest of Reading, given the location of the train station and bus stops around the Site. Therefore, increased demand on public transport is considered unlikely to be significant.

6.2 Where a receptor and effect has been identified, an appraisal of likely environmental effects is provided within **Table 6.1**. The appraisal has focussed on possible effects during the construction and operational stages of the Proposed Scheme. Where possible, conclusions have been made as to whether the likely environmental effects are significant.

Table 6.1: Appraisal of Likely Environmental Effects

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
Demolition and Construction Stage[27]		
Disturbance associated with noise, vibration, light spill / glare, dust and particulate matter generated by temporary on-site construction activities and construction traffic	Local community	The local community, comprising nearby residents, educational and commercial properties and members of the public using public areas (i.e. footpaths) may experience temporary nuisance/disturbance throughout the construction of the Proposed Scheme, as a result of noise, vibration, light spill/glare, dust and particular matter from machinery, plant or general construction activities, as well as during the demolition to be undertaken on Site. The tolerance and sensitivity of the receptors is considered to be varied, with transient receptors considered to have a lower sensitivity than residential, educational and commercial properties, which are considered to be of higher sensitivity. Nevertheless, all effects are considered temporary and reversible. In addition, the identified effects are well understood and measures to avoid, reduce or offset are well defined by best practice measures set out in relevant guidance, including (but not limited to): • BS5228:2009 Code of practice for noise and vibration control on construction and open sites; • Control of Pollution Act 1974; • ILP Guidance Note 1 for the reduction of obtrusive light 2021; and • IAQM Guidance on the Assessment of Dust from Demolition and Construction. The implementation of best practice measures (defined by an understanding of the construction activities/methodologies) during construction will be controlled via the implementation of a

[27] Throughout this appraisal the term construction is inclusive of demolition.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		CEMP or other specific management plan (e.g. Construction Traffic Management Plan) **[M1]** prepared by the principal contractor, building upon documents submitted alongside the Application and submitted to RBC for approval prior to the commencement of on-site construction activities. As such, disturbance associated with noise, vibration, light spill/glare, dust and particulate matter generated by temporary on-site activities and construction traffic is not considered to be significant.
Loss / disturbance to below ground heritage assets and historic site features of interest	Below ground heritage assets	During the construction stage foundations and hardstanding will be removed and new foundations, utilities etc. will be installed. These activities could result in damage or disturbance to / or loss of unidentified below ground heritage assets. Whilst the previously developed nature of the Site is likely to limit any negative archaeological impact as it is anticipated that previous development would largely have truncated / damaged archaeological remains (if present), as described in **Section 3** there is some potential for archaeology and the majority of the Site has not been subject to evaluation trenching. Therefore, a targeted archaeological trial trench evaluation will be undertaken as a first stage to establish the presence/absence of archaeological remains in advance of construction commencing [**M4**]. Should it be necessary, further archaeological mitigation will be implanted via localised excavation and/or a programme of monitoring under archaeological supervision during construction [**M4**]. With the above mitigation, effects to below ground heritage assets are not considered to be significant.
Spread of non-native invasive plant species	Ecological features	Cotoneaster, of which some species are invasive, has been recorded in Yield Hall Place 2. During construction, this species will be suitably contained and removed (unless further survey work confirms that only non-invasive forms of Cotoneaster are present at the Site) to prevent it's spread within or outside of the Site. This will be controlled through the specific working method statement contained within the CEMP [**M1**] submitted to RBC for approval prior to the commencement of construction. With the adoption of such measures the spread of non-native invasive plant species is not considered to be significant.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
Change to / loss of valuable / notable habitat within the Site and impacts on protected / notable species	On site habitat Protected / notable species	As described in **Section 3**, there are limited habitats on Site, though the River Kennet separates Yield Hall Place 1 and Yield Hall Place 2. Construction will be carried out in accordance with the Environment Agency's 'Pollution Prevention for Businesses' guidelines to avoid pollution to the river [**M1**]. On Site, the habitats of highest value are the trees/scrub along the Site boundaries, which the Ecological Appraisals prepared for the Applications state is of low local value. Whilst the Proposed Scheme will require the loss of some trees, the proposals will seek to retain trees where possible and carry out works in accordance with 'BS5837 Trees in relation to construction' unless otherwise agreed with a suitably qualified arboriculturist [**M1**]. Where tree loss cannot be avoided, comparable replacement habitat will be provided within the Site in the form of new tree planting and complementary habitats such as shrubs [**M5**]. All other habitats on Site are of negligible ecological value. The Phase 1 Habitat survey, as reported in the Ecological Appraisals prepared for the Applications and summarised in **Section 3**, found that the only species that may be present on Site and affected by the construction of the Proposed Scheme, or require some precautionary mitigation, are bats, water vole and otter, reptiles and birds. Albeit it is worth noting that most of these species are unlikely to be present. If demolition and construction works of the Proposed Scheme will affect a tree with potential to support bat roosts (limited to two trees in Yield Hall Place 2), the trees will be inspected by a licenced bat worker and if a bat is encountered and the tree cannot be retained, a European Protected Species licence will be obtained from Natural England prior to soft felling. Where inspection is not possible, the tree will be soft felled under the supervision of a suitably qualified ecologist. If a roosting bat is discovered, works will cease until an appropriate course of action is agreed with Natural England [**M1**]. The Proposed Scheme will seek to maintain and enhance the value of the Site for foraging and commuting bats through the retention of mature trees where possible and new planting [**M5**]. The lighting scheme will also be designed to minimise light spill onto new and retained semi-natural areas/planting/the River Kennet [**M6**]. In the event that works are proposed to the small area of scrub at the level of the river in the south east of the Site, an ecological check will be carried out to confirm the absence of otter and

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		water vole. If present, then mitigation and potentially licences would be required before work can proceed [**M1**]. The small area of scrub at the level of the River Kennet may be used on an occasional basis by grass snake. A precautionary approach will be taken for the clearance of this small area of scrub (if removal is required) to ensure reasonable measures to avoid effects to reptiles are taken. If present, this may include the displacement of reptiles into areas of contiguous habitat away from construction works [**M1**]. Any shrub/tree clearance and demolition works will be undertaken outside of the bird breeding season (March to August inclusive) to avoid effects to breeding birds potentially present. Pigeons have been recorded nesting on Yield Hall Place 1 and are known to nest throughout the year. Therefore, an ecologist will carry out a check for nesting birds immediately before the commencement of construction on this site [**M1**]. Enhancements on Site will include the provision of new habitat to enable the movement of wildlife, such as tree planting; the provision of roosting bat opportunities and bird boxes on buildings and retained trees; and the use of native species in landscape planting where appropriate to do so [**M5**]. Overall, with the mitigation reported in the Ecological Appraisals prepared for the Applications, and included here, effects to habitats and species will not be significant.
Direct loss and/or damage to designated above ground heritage assets and change to/loss of setting of built heritage assets	Built heritage assets	Demolition and construction of the Proposed Scheme may directly or indirectly affect surrounding built heritage assets (as described in **Section 3**), including through the presence of construction machinery, vehicle movements, etc. The Heritage, Townscape and Visual Impact Assessment prepared for the Applications reported that effects during this stage are short term and temporary, and are therefore not separately described within the report. Overall, it is stated that generally the construction effects would be no greater than the operational effects (which are reported below). The Site would be secured by fencing / hoarding **[M1]** where required during this stage, which will ameliorate any potential adverse effects on setting. In addition, considering the distance,

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		separation and use of fencing / hoarding, there will be no direct loss of the listed buildings as a result of demolition and construction activities.
Release of GHG emission through embodied carbon, construction activities / plant / machinery / traffic	Climatic system	Construction of the Proposed Scheme has the potential to release GHG emissions from the use of plant and machinery, construction traffic and from the embodied carbon associated with the manufacturing of construction materials. The exact likely emissions from construction is unclear without full knowledge of materials, their origins and machinery/plant being used. The possible emissions can be mitigated through careful sourcing of construction materials to reduce associated GHG emissions as well as direct emission reducing practices on Site. Such measures will be detailed within the CEMP **[M1]**, which will outline carbon reduction targets/practices to be adopted throughout this stage. Overall, direct and indirect GHG emissions during construction are not clearly understood, though considering the scale of the Proposed Scheme and measures to be included in the CEMP, significant effects are considered unlikely.
Exposure to / migration of on Site hazardous materials (specifically asbestos, radon) and historic contamination	Soil / Waterbodies Construction workers Local community	As stated in **Section 2**, A Preliminary Risk Assessment will be carried out for the Site to determine the potential for contamination on Site **[M7]**. Using previous reporting prepared for the Site (see **Section 3**), it is understood there is some contamination present, albeit this is not complex and the Preliminary Desk-Top Study prepared for the Applications has not identified any contaminated land uses of concern at this stage. Demolition and construction may result in the potential migration or release of existing contamination to nearby soils and waterbodies or exposure to demolition and construction workers, which may be damaging to health. Should there be a requirement for some form of ground remediation if contamination is identified, such works would be carried out as part of the enabling works in line standard industry practices that would be documented in the CEMP **[T1]**. Furthermore, the principal contractor (when appointed), will be required to identify appropriate safe working standards and methodologies taking account of Construction Design and Management Regulations (CDM) (2015) and Control of Asbestos Regulations 2012 and CIRIA C741 (2015) Environmental Good Practice on Site Guide and C670 (2008) Site Health Handbook,

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		all of which will be included/managed as part of the CEMP **[M1]**. Should any unforeseen contamination be encountered during construction and remediation is required, such works would be carried out as part of the enabling works in line with standard industry practices **[M1]**.
Accidental release of contamination arising from construction activities	Soil / Waterbodies Construction workers Local community	During the construction stage of the Proposed Scheme, there is a potential for spillages (such as oil, fuel, cement, chemicals etc.), soil erosion or the generation of suspended solids during construction activities (including excavations and plant/wheel washing). Such effects can be controlled through best practice measures, including (where applicable): bunded storage; designated wheel washing areas; settling basins; screening stockpiles of materials; dampening exposed soils as appropriate; and set out requirements for ongoing monitoring and liaison (with the local community, the Environment Agency and RBC as appropriate). Such measures will be defined within a CEMP **[M1]** for submission and approval by RBC in advance of construction activities commencing on Site. Therefore, considering the measures above, accidental migration / release of existing on-site contamination or contamination arising from construction activities is considered unlikely to be significant.
Encountering unstable ground conditions	Construction workers	As stated in **Section 2**, the construction of the Proposed Scheme will require piled foundations. This will avoid stability issues. All necessary groundworks will be implemented in order to provide suitable construction platform(s) (i.e. removal of any compressible/unstable ground encountered, appropriate foundation typology or shoring of ground) during enabling works and/or construction, in line with relevant standards and building regulations including CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects and BS 6031:2009: Code of Practice for Earthworks. These measures will be documented within the CEMP (or other specific management plan) **[M1]**. As such, effects are not considered to be significant.
Changes to visual amenity and townscape	Local community	The demolition and construction of the Proposed Scheme may affect the townscape character or visual amenity of surrounding receptors, including through the presence of construction

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
character as a result of construction activities / plant / machinery on-site and built form	Townscape character	machinery, vehicle movements, presence of tower cranes, etc. As for the consideration of construction effects on built heritage (as above), the Heritage, Townscape and Visual Impact Assessment prepared for the Applications reported that effects during this stage are short term and temporary, and are therefore not separately described within the report. Overall, it is stated that generally the construction effects would be no greater than the operational effects (which are reported below). The Site would be secured by fencing / hoarding **[M1]** where required during this stage, which will ameliorate any potential adverse effects on setting.
Changes to traffic flows on the local road network as a result of construction related traffic	Local community	The construction stage of the Proposed Scheme will result in additional vehicular movements on the local road network as a result of movement of plant/machinery, workers (including subcontractors) and deliveries/collections. In order to reduce adverse impacts associated with the construction traffic, the CEMP will include traffic management measures **[M1]** and will be prepared in line with best practice guidelines. Specifically the CEMP should set out the following, building upon information submitted with the Applications: • Management and proposed routing of construction related traffic, including details of HGV booking/management systems; • Delivery of large oversized plant/machinery to the Site should take place outside of peak highway hours (where possible); and • Vehicular parking, within the Site. As such, with the adoption of identified best practice measures, effects are considered unlikely to be significant.
Generation of waste	Local waste facilities	There is demolition required as part of the Proposed Scheme (**Section 2**), though all waste arisings will be removed from the buildings and segregated into allocated skips for appropriate

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		processing/recycling/disposal. Any hazardous materials (including asbestos) will be removed, handled and disposed of in line with appropriate guidance and regulations [**M1**]. As set out in **Section 2**, to obtain appropriate development plateau levels, it is anticipated there will be both areas where levels will reduce (areas of cut) and areas where the level will increase (area of fill). A cut and fill balance will be targeted within the Site so that there is no significant import or export of material required. Therefore, there will not be the requirement for significant export of waste off-site. It is assumed that the appointed contractor will manage construction related waste in line with The Waste (England and Wales) Regulations 2011 and adoption of practices to minimise waste that will be documented in the CEMP **[M1]**. Therefore, the generation of waste during the construction stage is considered unlikely to be significant.
Operation Stage		
Impacts of climate change	The Proposed Scheme	The impacts of a changing climate on the Proposed Scheme is largely dealt with by building regulations and appropriate design of the Proposed Scheme. The Proposed Scheme will accord with existing building regulations **[M8]**, however, existing building regulations do not fully account for some future climate scenarios. As such, the future users may be subject to such impacts as building overheating. Such effects can be appropriately designed through consideration of existing building regulations alongside future climate conditions **[M8]**. The proposed landscaping should be designed in accordance with the England Biodiversity Strategy 2020 so as to increase site biodiversity and include native species that are also tolerant to changing climatic conditions **[M5]**. Overall, effects are considered unlikely to be significant. In addition, the drainage systems **[M9]** will be designed to accommodate runoff arising from a 1 in 100-year rainfall event and 40% allowance to account for further effects of climate change. Therefore, effects are not considered to be significant.
Release of GHG Emission	Climatic system	During the operational stage, GHG emissions will be released as a result of energy used for heating and lighting etc., within the residential dwellings and commercial premises, as well as transportation. Residential dwellings are required to meet specific standards covered within Building Regulations (Part L1A) which is focused on the conservation of fuel and power in order

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		to improve dwelling efficiency (and therefore require less energy and indirect GHG emissions) **[M8]**. As such, the Proposed Scheme will include dwellings built in line with such standards as a minimum in order to reduce the adverse effects associated with operational stage GHG emissions. The exact GHG emissions are not clearly understood, nor how these emissions would compare to that of regional and national budgets. However, the scale of the Proposed Scheme is relatively small in the context of regional development proposed and the measures outlined above will reduce GHG emissions in combination with the continued decarbonisation of the UK electricity distribution network through the national strategy for electricity reform and grid decarbonisation. As such, the release of GHG emissions is considered unlikely to be significant.
Change to / loss of setting to built heritage assets	Built heritage assets	Operation of the Proposed Scheme has the potential to change the setting of built heritage assets in the surrounding area. A Heritage, Townscape and Visual Impact Assessment has been prepared to support the Application, which assesses the impact of the Proposed Scheme on heritage assets in the surrounding area. This found that there would likely be a degree of harm by the Proposed Scheme on a number of nearby designated heritage assets, including listed buildings surrounding the Site and the Market Place / London Street Conservation Area. This would be as a result of the increased height, scale and massing from the new built form on Site affecting the setting of the assets. The Heritage, Townscape and Visual Impact Assessment reported this harm to be 'less than substantial'. There would also be a number of heritage benefits, including the introduction of new and richer mix of uses on Site that would complement and contribute to those existing locally, active and interesting street frontages, quality architectural design and public realm improvements [**M13**]. This will enhance the character and appearance of the part of the Market Place / London Street Conservation Area that is within the Site, and the nearby listed buildings. In addition, the new private amenity spaces would create opportunities for views to the historic townscape and nearby conservation areas. Overall, the heritage consultant has concluded that the effects would not be significant.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
Changes to local lighting environment due to operational lighting	Local community	The Proposed Scheme will introduce lighting to the Site, associated with the new buildings. Although new lighting will alter the lighting environment on Site, the change is not considered to result in a change in lighting environment experienced by surrounding receptors, given the existing lighting present in the surrounding area due to the town centre location. In addition, it is considered that all future lighting installations will be designed and installed in line with relevant standards and guidance[28] **[M6]**. Therefore changes to the lighting environment due to operational lighting is unlikely to be significant.
Changes to visual amenity as a result of new built form	Local community	A Heritage, Townscape and Visual Impact Assessment has been prepared to support the Application, which assesses the impact of the Proposed Scheme on visual amenity. The Proposed Scheme has the potential to change local views due to increased visibility from the new height, scale and massing that would be introduced to the Site. There will be high visibility in the immediate context along London Street to the south, Queen's Road to the east, and the A329 to the south west and the upper storeys of the Proposed Scheme will likely be visible from other nearby streets although this is limited due to the densely built-up nature of the streets. This includes visibility from the bank of the River Kennett and the north of Market Place Square. It was reported that the quality of local streetscape in proximity to the Site is likely to improve, as views of the existing buildings are of low quality and the Proposed Scheme would provide added visual interest and high-quality design. In views from further afield the taller element of the Proposed Scheme would be visible on the skyline in the background of views. The variation of building heights and vertical emphasis of elevation treatment would contribute positively to the appearance of the skyline and establish wayfinding to Reading town centre and The Oracle [**M13**]. Overall, a mixture of beneficial and neutral effects to visual receptors were reported, and the

[28] CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2021; BS 5489-1 : 2020 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		townscape and visual consultant has confirmed these would not be significant.
Change to townscape character as a result of new built form	Townscape character	A Heritage, Townscape and Visual Impact Assessment has been prepared to support the Application, which assesses the impact of the Proposed Scheme on townscape character. This reported that the character of the townscape in which the Site is located is overall of low/ordinary townscape value, though the eastern extent of the Site is within the Market Place / London Street Conservation Area. As the existing buildings do not positively contribute to the townscape character of this area, the Proposed Scheme has the opportunity to enhance the Site's contribution to townscape and visual amenity. The Townscape and Visual Impact Assessment reported that the Proposed Scheme would enhance the townscape character of the Site and add interest to the city skyline in both short-range and long-range views. This is reaffirmed by the variation in height within each block, including stepped-up massing south-north and east-west, with the tallest building located at the north-western extent of the Site [**M13**]. New active frontages and improved public realm will help to integrate the Proposed Scheme into the surrounding townscape [**M13**]. Overall, a mixture of beneficial and neutral effects to townscape character areas were reported, and the townscape and visual consultant has confirmed these would not be significant.
Changes to local noise environment as a result of noise generated by proposed on Site uses	Local community	The Proposed Scheme includes residential uses and commercial uses. External plant items may be required, though at this stage the need/location for this is not known. With appropriate consideration for the selection of low-noise plant and proprietary attenuation measures as appropriate during technical design, the Acoustic Report prepared for the Applications concluded appropriate acoustic conditions from external plant can be achieved. An assessment will be undertaken at the next design stage to determine the required mitigation measures to achieve the proposed noise emission limits **[M10]**. Given the context of the existing Site (already in commercial use) and the town centre location of the Site, any changes to the local noise environment as a result of noise generated by proposed on Site uses is considered to be limited.
Disturbance due to noise generated by existing off	Future users of the Proposed Scheme	As described in **Section 3**, the main sources of noise on Site come from the surrounding road network. The Acoustic Report prepared for the Applications reported that double glazed

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
Site sources		windows would provide sufficient sound insultation to achieve the target internal ambient noise levels **[M10]**. Background ventilation will be provided via the use of acoustic trickle vents and mechanical ventilation and heat recovery, based on the proposed location of each building **[M10]**. In external areas (such as the balconies), the target criteria is expected to be achieved in the majority of amenity spaces at Yield Hall Place 1, but exceeded in the majority of proposed amenity spaces at Yield Hall Place 2. The Acoustic Report suggests a solid 1.1m glass green or barrier is erected around the perimeter of the proposed amenity spaces / balconies affected from high noise levels in order to provide the best practicable reduction in ambient noise levels **[M10]**. Overall, the Acoustic Report prepared for the Applications concluded that appropriate acoustic conditions can be achieved.
Risk of major accidents and disasters	Future users of the Proposed Scheme	The probability, frequency and likelihood of natural disasters arising from climatic occurrences (i.e. hurricanes) are considered to be very low due to the natural climatic conditions of the UK within the global climate system. There are no hazards for which the Health and Safety Executive needs to be consulted on within or surrounding the Site. All earthworks and foundation design will be in accordance with industry guidance presented in CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects and BS 6031:2009: Code of Practice for Earthworks **[M1]**, thereby negating the probability and likelihood of any significant effect. It is assumed that all buildings will be designed and constructed in line with fire preventative measures (i.e. fire doors, etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations Approved Document B[29] and by law. Furthermore, prior to occupation of all buildings all necessary emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP) for the GP surgery) or apparatus/instruments (i.e. smoke detectors/sprinklers) will be in place as required by law **[M8]**. As such, effects are unlikely to be

[29] Ministry of Housing Communities and Local Government (2020). Fire safety: Approved Document B. Available at: https://www.gov.uk/government/publications/fire-safety-approved-document-b [Accessed 09/03/2021].

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		significant.
Crime levels and community safety	Future users of the Proposed Scheme	The Proposed Scheme will be designed in line with appropriate national guidance and standards with respect to crime prevention and safety **[M8]**. Furthermore, the Proposed Scheme will be in 24hour use due to its residential nature, which will provide a level of security through active surveillance. Therefore, the Proposed Scheme is not considered to result in a significant change to crime levels or decrease in community safety.
Changes to access to open space	Future users of the Proposed Scheme	The Proposed Scheme will not result in the loss of a significant area of open space, as the Site is already built upon. Once redeveloped, the Proposed Scheme will provide landscaping and public realm improvements, including a pocket park, retention of existing trees and enhancements, tree planting, and creation of a woodland walkway **[M5]**. This is considered to be a beneficial effect, however given the scale of open space proposed, is not considered to be significant.
Changes to existing daylight and sunlight hours and levels of shadowing and wind microclimate	Local community	The Proposed Scheme will require the demolition of built form on Site and new built form up to a maximum height of 105.600m AOD, which is taller than the current height on Site. The Wind Microclimate Assessment Report[30] prepared for the Applications completed computational fluid dynamic modelling of the Proposed Scheme to determine the changes in wind microclimate. This found that the Proposed Scheme would reduce the existing exceedance of the distress level in a region to the west of the Riverside Car Park building. Although, it would introduce a new distressed level exceedance localised to the east of the Riverside Car Park building. This exceedance could cause a safety risk to frail individuals or cyclists. However, this exceedance is in a back of house area, and therefore the overall impact of changes to the wind microclimate are considered as net even to beneficial in the Wind Microclimate Assessment Report. Whilst there are some adverse effects, these will be resolved through further design measures integrated into the Proposed Scheme to bring the effects to negligible **[M11]**. The report also concludes that all ground level wind comfort conditions are expected to be suitable, including throughfares, on and off-site building entrances, existing seating areas and proposed seating areas. The conditions at

[30] gia (2022). Wind Microclimate Assessment Report. The Oracle, Reading.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
		the terraces would be suitable for intended use, with the exception of the southern and western edges of the level 12 terrace at Yield Hall Place 2 where conditions would be unsuitable and pose safety risks. It is noted that the modelling was run without terrace parapets and balustrades so represents a worst case scenario. This will be resolved during the detailed design of the terrace to ensure suitable and safe conditions **[M11]** for example through perimeter screening. The Daylight and Sunlight[31] report prepared for the Applications reported that Proposed Scheme would have a very good level of compliance with daylight and sunlight guidelines for the surrounding properties assessed. Three rooms in New Century Place would experience a minor impact and one room would experience a moderate impact (daylight reduced by 32%), though in the context of the urban environment, with a view of the sky in excess of 50% of their area, and flexibility with which the guidelines are intended to be used, the daylight and sunlight results are considered wholly acceptable. Overshadowing analysis was also undertaken on the amenity areas surrounding the Site, which found that all amenity areas will meet guidance targets. In terms of effects to amenity areas within the Proposed Scheme, two out of three rooftop amenity areas will comply with guidelines for sunlight amenity, whilst one falls marginally short (receiving two hours of direct sunlight to 48.73% of its area against a target of 50%). Overall, the Daylight and Sunlight report concluded the effects were considered wholly acceptable.
Changes to surface water flows and increase in flooding	The Proposed Scheme Local community	The Proposed Scheme will entail hardstanding across the Site, though the Site already comprises of hardstanding. As described in **Section 2**, the drainage system will not increase the runoff rate (greenfield rates will be used) and will include an allowance for climate change in accordance with relevant guidance. Sustainable Drainage Systems (SuDS) will be used to control the surface water runoff from the Proposed Scheme which will manage the flood risk to the Site and surrounding area **[M9]**. Therefore, changes to surface water flows are not considered to be significant
Increased demand /	Local waste	The residential and commercial uses proposed will generate waste during operation. Appropriate

[31] gia (2022). Daylight and Sunlight Impact on Neighbouring Properties. The Oracle, Reading.

Likely Environmental Effect	Sensitive Receptor	Discussion of Likely Effect and any Requirement for Mitigation
pressure on local waste facilities	facilities	waste storage facilities will be provided and refuse collection will be in accordance with RBC requirements for the residential uses. Such measures will be managed by an approved Waste Strategy **[M12]**, in line with Controlled Waste (England and Wales) Regulations, 2012 and local guidance. Waste generated by the commercial uses will be appropriately disposed of using a licenced contractor **[M12]**. Therefore, increased demand / pressure on local waste facilities are considered unlikely to be significant.

7. In-Combination Effects

7.1 In line with the methodology set out within **Section 5**, a review of RBC's planning portal has been undertaken and seven approved projects are considered to meet the selection criteria for in-combination effects as set out in **Section 5**.

Table 7.1: Projects Identified for Appraisal

Application Location/ Number	Description	Status	Distance from Site
170326 Amended by: 221160 220512 211701 191974 191275	Demolition of all existing buildings (including 3 retail units) and structures, and erection of new buildings ranging between lower ground& 4 storeys to lower ground & 11 storeys in height, providing 427 (233x1, 182x2 & 12x3-bed) residential units (Class C3) and 1 flexible ground floor retail shop (Class A1) or restaurant and cafe (Class A3) unit, together with new public realm, landscaping, accesses, parking and associated works (amended description).	Approved	700m north west
201537	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e), (f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food	Approved	500m north
201533	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17,18, 19, 20, 21, 22, and 52) for Plot F	Approved	500m north

Application Location/ Number	Description	Status	Distance from Site
	within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a ground plus 12 storey building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E, Sui Generis, F.1 and F.2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.		
191841	Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x flexible retail/restaurant/bar unit (Class A1/A3/A4), 1x flexible retail/restaurant unit (Class A1/A3) and 1x assembly and leisure unit (Class D2) at Riverside level; 1x retail unit (Class A1) and 1x assembly and leisure unit (Class D2) at lower ground level; 1x retail unit (Class A1) at upper ground level, together with alterations to the Riverside frontage and associated plant, car parking and external alterations at car park levels.	Approved	100m north
182137	Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail(Use Class A1/A2/A3) and residential overupper floors (Use Class C3, Site C to provide up to 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens	Approved	375m north

Application Location/ Number	Description	Status	Distance from Site
	Walk, all necessary enabling and alteration works required		
182054	Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works	Approved	350m west
192032	Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment	Approved	417m north west

7.2 The in-combination appraisal has identified the potential for in-combination effects using receptors categories, defined by the 'factors' categories outlined in Schedule 4, Paragraph 4 of the EIA Regulations. The appraisal is not a complete in-combination assessment nor does it define if the in-combination effect is significant, rather it identifies where a potential in-combination effect may be present between the Proposed Scheme and the identified approved projects. Furthermore, the appraisal does not take account of any form of mitigation associated with the identified approved projects. The in-combination appraisal is outlined within **Table 7.2**.

7.3 In **Table 7.2** where a potential in-combination effect between the Proposed Scheme and approved project is considered to be possible, this has been identified with a tick (✓). In contrast, where a potential in-combination effects is considered unlikely, this has been identified with a cross (X). Where it is uncertain if a potential in-combination effect is likely, this has been identified with a question mark (?).

Table 7.2: In-Combination Appraisal

Receptor Category	170326	201537	201533	191841	182137	182054	192032
Population and Human Health	✓	✓	✓	✓	✓	✓	✓
Biodiversity	X	X	X	X	X	X	X
Land	X	X	X	X	X	X	X
Soil	X	X	X	X	X	X	X
Water	X	X	X	X	X	X	X
Air	?	?	?	✓	?	?	?
Climate	✓	✓	✓	✓	✓	✓	✓
Material Assets	X	X	X	X	X	X	X
Cultural Heritage	X	?	?	✓	?	?	?
Landscape	X	?	?	✓	?	?	?

7.4 **Table 7.2** above identifies that there is potential for in-combination effects on the population and human health; air; climate; cultural heritage and landscape receptor groups only. This does not necessarily mean there is an in-combination effect, rather there is the potential for one. Generally, the receptor groups where there is potential for an in-combination effect encompass a wide range of receptors (e.g. the population and human health group, which includes varying receptors in the local community and on Site) or a receptor with a large geographical scale (e.g. climate, for which the receptor will be common for all project – i.e. the global climate system). In addition, each of the approved projects will have identified mitigation to ameliorate likely significant effects.

8. Summary

8.1 This EIA Screening report has been prepared in order to obtain an Environmental Impact Assessment (EIA) Screening Opinion from RBC in accordance with Part 2 of the EIA Regulations and to provide all information required to support RBC in reaching their EIA Screening Opinion, as set out in Regulation 6, Paragraph 2 of the EIA Regulations.

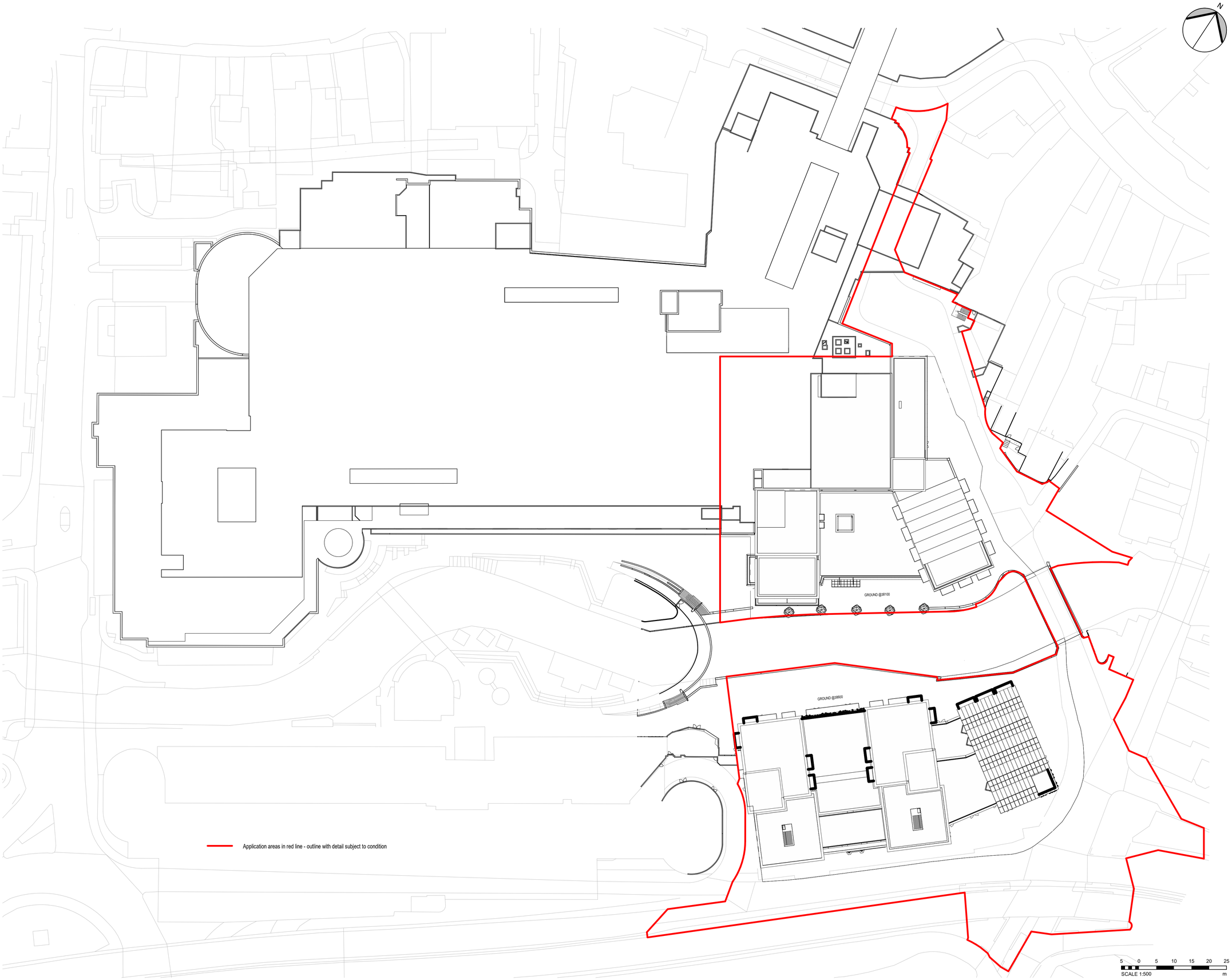
8.2 The characteristics of the Proposed Scheme and the Site surrounds have been set out within **Sections 2** and **3** respectively. Both sections have been used to inform the appraisal of likely environmental effects arising from the Proposed Scheme (**Section 6**) in line with the methodology defined within **Section 5**, with specific consideration of mitigation, in line with Regulation 6, Paragraph 2(e) of the EIA Regulations and best practice. In line with the methodology set out within **Section 5**, where mitigation has been considered, this has been clearly defined within **Section 6** and catalogued into a comprehensive Schedule of Mitigation provided as **Appendix 1**.

8.3 Environmental effects were considered across both the construction and operational stages. For 12 environmental effects there was no identified receptor (informed by **Section 2**) or source of effect (informed by **Section 3**). For the 26 environmental effects where there was a potential effect or receptor identified, a more detailed appraisal was carried out in **Table 6.1**, informed by reporting prepared for the Applications where available. Throughout the appraisal, mitigation is identified to ameliorate likely significant effects. Overall, **Section 6** did not identify any effects that were considered likely to be significant.

8.4 A high-level appraisal of potential in-combination effects has been provided within **Section 7**. A review of RBC's planning portal, in line with selection criteria set out within **Section 5**, identified seven projects where a potential in-combination effect could occur with the Proposed Scheme.

8.5 The high-level in-combination appraisal found there is the potential for in-combination effects on the population and human health; air; climate; cultural heritage and landscape receptor groups only. Each of the approved projects will have identified mitigation to ameliorate likely significant effects.

Figure 1: Site Location Plan



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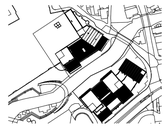
APPLICATION BOUNDARY

REV	DATE	DESCRIPTION	DRN	CHK

KEY PLAN



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SHEET IDENTIFICATION

TITLE

GA PLAN - SITE WIDE - AERIAL PLAN

STATUS

FOR INFORMATION

WORK IN PROGRESS

PROJECT NUMBER: 050-210025
SCALE: 1 : 500
DATE DRAWN: 21/11/2022
SUITABILITY CODE:
DRAWN BY: US
REVISION:
CHECKED BY: MD

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
TOR	CRL	AA	ZZ	DR	AR	9001

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Appendix 1: Schedule of Mitigation

Purpose

In line with Regulation 6, Paragraph 2(e) of the EIA Regulations project specific measures to avoid and/or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered when appraising likely environmental effects. The EIA Regulations state that the inclusion of such measures and the extent to which they avoid and/or prevent adverse environmental effects should be considered by the local planning authority when formulating an EIA Screening Opinion.

In order to support the local planning authority, mitigation measures identified within **Section 6** have been collated into a single Schedule of Mitigation, set out below. The aim of the schedule is to provide confidence to the local planning authority that mitigation identified is sufficient to avoid or prevent significant adverse effects and thus validate the determination of likelihood of significant effects as concluded within **Sections 6** and **7**.

It is envisaged that mitigation will be secured by a suitably worded condition(s) to any planning approval, where appropriate, and the Schedule of Mitigation will be utilised by the Applicant and principal contractor to control mitigation commitments and assurance over their implementation.

Approach

The schedule has been compiled using specific mitigation measures identified within **Section 6**.

As detailed within **Section 6,** mitigation reference codes (M1, M2, etc.) have been used to link specific mitigation with the relevant appraisal of likely environment effects.

Schedule of Mitigation

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
Construction Environmental Management Plan or other specific management plans	M1	Principal Contractor	C	The CEMP will be prepared by the principal contractor in advance of construction works and submitted to RBC for approval. The document will provide details and principles to avoid and effectively manage potential adverse effects upon the environment. The CEMP will include measures in line with all relevant government and industry standards, codes of practice and best practice measures, inclusive of but not limited to: • The Construction (Design and Management) Regulations 2015. Statutory Instruments 2015 No. 51); • Control of Asbestos Regulations 2012; • CIRIA C741 Environmental Good Practice on Site Guide (2015); CIRIA C670 Site Health Handbook (2008); • B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'; • ILP Guidance Note 1 for the reduction of obtrusive light 2020; • IAQM Guidance on the Assessment of Dust from Demolition and Construction (2016); • Guidance for Pollution Prevention (GPPs); • Environment Agency's 'Pollution Prevention for Businesses'; • BS5837 Trees in relation to construction; • CIRIA Report C572: Treated ground engineering properties and performance; • The Waste (England and Wales) Regulations 2011; and • British Research Establishment document FB75: Building on Fill – Geotechnical

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
				Aspects and BS 6031:2009: Code of Practice for Earthworks. Measures to be outlined in the CEMP that have been identified through the appraisal in **Section 6** will include: • Careful sourcing of construction materials to reduce associated GHG emissions; • Best practice measures to avoid accidental release of contamination including bunded storage; designated wheel washing areas; settling basins; screening stockpiles of materials; dampening exposed soils as appropriate; and set out requirements for ongoing monitoring and liaison; • Working method statement for the removal of non-native invasive plant species; • Works carried out in accordance with the Environment Agency's 'Pollution Prevention for Businesses' guidelines to avoid pollution to the river; • Works in accordance with 'BS5837 Trees in relation to construction' unless otherwise agreed with a suitably qualified arboriculturalist; • If a roosting bat is discovered, works will cease until an appropriate course of action is agreed with Natural England; • Any shrub/tree clearance and demolition works will be undertaken outside of the bird breeding season (March to August inclusive); • An ecologist will carry out a check for nesting birds immediately before the commencement of construction on Yield Hall Place 1; • In the event that works are proposed to the small area of scrub at the level of the river in the south east of the Site, an ecological check will be carried out to confirm the absence of otter and water vole. If present, then mitigation and potentially licences would be required before work can proceed; • Precautionary approach to be taken for the clearance of scrub (if required) to

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
				ensure reasonable measures to avoid effects to reptiles are taken. If present, this may include the displacement of reptiles into areas of contiguous habitat away from construction works; • All waste arisings will be removed from the buildings and segregated into allocated skips for appropriate processing/recycling/disposal. Any hazardous materials (including asbestos) will be removed, handled and disposed of in line with appropriate guidance and regulations; • The appointed contractor will manage construction related waste in line with The Waste (England and Wales) Regulations 2011 and adoption of practices to minimise waste that will be documented in the CEMP; • Should any unforeseen contamination be encountered during construction and remediation is required, such works would be carried out as part of the enabling works in line standard industry practices; • Site to be secured by fencing / hoarding where required; and • Traffic management measures (which could be implement through a Construction Traffic Management Plan) such as: – Management and proposed routing of construction related traffic, including details of HGV booking/management systems; – Delivery of large oversized plant/machinery to the Site should take place outside of peak highway hours (where possible); and – Vehicular parking, within the Site.
Financial contributions	M2	Applicant	O	Financial contributions as appropriate will be made to RBC where necessary to help ease pressure on local education provisions and local health care provisions.
Car-Club /	M3	Applicant	O	It is proposed to offer residents two converted car-club spaces in an existing car

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
Framework Travel Plan				park, which will be subject to condition on any planning consent. A Framework Travel Plan will be prepared as part of the Applications. This will set out measures to encourage future residents to travel by sustainable modes of transport.
Archaeological mitigation	M4	Applicant	C	A targeted archaeological trial trench evaluation will be undertaken as a first stage to establish the presence/absence of archaeological remains in advance of construction commencing. Should it be necessary, further archaeological mitigation will be implanted via localised excavation and/or a programme of monitoring under archaeological supervision during construction.
Biodiversity and landscape improvements	M5	Applicant / Design Team	C / O	Where tree loss cannot be avoided, comparable replacement habitat will be provided within the Site in the form of new tree planting and complementary habitats such as shrubs. The Proposed Scheme will seek to maintain and enhance the value of the Site for foraging and commuting bats through the retention of mature trees where possible and new planting. Enhancements on Site will include the provision of new habitat to enable the movement of wildlife, such as tree planting; the provision of roosting bat opportunities and bird boxes on buildings and retained trees; and the use of native species in landscape planting where appropriate to do so. Public realm improvements will also include pocket park and and creation of a woodland walkway. The proposed landscaping should be designed in accordance with the England Biodiversity Strategy 2020 to increase site biodiversity and include native species that are also tolerant to changing climatic conditions.
Lighting	M6	Applicant / Design Team	C / O	The lighting scheme will also be designed to minimise light spill onto new and retained semi-natural areas/planting/the River Kennet.

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
				all future lighting installations will be designed and installed in line with relevant standards and guidance[32]
Remediation	M7	Applicant / Principal Contractor	C	A Preliminary Risk Assessment will be carried out for the Site to determine the potential for contamination on Site. Should there be a requirement for some form of ground remediation if contamination is identified, such works would be carried out as part of the enabling works in line standard industry practices that would be documented in the CEMP **[T1]**. Should any unforeseen contamination be encountered during construction and remediation is required, such works would be carried out as part of the enabling works in line standard industry practices (see **[T1]**).
Building design	M8	Applicant / Design Team	O	The Proposed Scheme will accord with existing building regulations and consider future climate conditions. The residential dwellings will meet specific standards covered within Building Regulations (Part L1A) which is focused on the conservation of fuel and power in order to improve dwelling efficiency (and therefore require less energy and indirect GHG emissions). It is assumed that all buildings will be designed and constructed in line with fire preventative measures (i.e. fire doors, etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations Approved Document B[33] and by law. Furthermore, prior to occupation

[32] CIE 150: 2017 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition; ILP GN01 - Guidance Notes for the Reduction of Obtrusive Light 2020; BS 5489-1 : 2020 – Code of Practice for the Design of Road Lighting; BS EN 13201-2:2015 – Road Lighting – Part 2: Performance Requirements; BS EN 12464 – 2 2014 – Outdoor Work Spaces; SLL Guide to Limiting Obtrusive Light 2012; SLL Lighting Handbook 2009; LG 6 (CIBSE) – The Exterior Environment 2016; ILP Guidance Note 08/18 Bats and Artificial Lighting in the UK.
[33] Ministry of Housing Communities and Local Government (2020). Fire safety: Approved Document B. Available at: https://www.gov.uk/government/publications/fire-safety-approved-document-b [Accessed 15/12/2022].

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
				of all buildings all necessary emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP) for the GP surgery) or apparatus/instruments (i.e. smoke detectors/sprinklers) will be in place as required by law. The Proposed Scheme will be designed in line with appropriate national guidance and standards with respect to crime prevention and safety.
Surface water drainage strategy	M9	Applicant / Design Team	O	The drainage system will not increase the runoff rate (greenfield rates will be used) and will include an allowance for climate change in accordance with relevant guidance. Sustainable Drainage Systems (SuDS) will be used to control the surface water runoff from the Proposed Scheme which will manage the flood risk to the Site and surrounding area. The drainage systems will be designed to accommodate runoff arising from a 1 in 100-year rainfall event and 40% allowance to account for further effects of climate change.
Acoustic mitigation	M10	Applicant / Design Team	O	Consideration for the selection of low-noise plant and proprietary attenuation measures as appropriate during technical design. An assessment will be undertaken at the next design stage to determine the required mitigation measures to achieve the proposed noise emission limits for external plant. Proposed Scheme to include double glazed windows, background ventilation will be provided via the use of acoustic trickle vents and mechanical ventilation and heat recovery, based on the proposed location of each building. A solid 1.1m glass green or barrier is erected around the perimeter of the proposed amenity spaces / balconies affected from high noise levels in order to provide the best practicable reduction in ambient noise levels.
Detailed design of terraces	M11	Applicant / Design Team / Wind	O	Adverse effects at ground level will be mitigated through further design measures integrated into the Proposed Scheme to bring the effects to negligible. Resolution of the unsuitable conditions at the level 12 terrace at Yield Hall Place 2

Mitigation Measure	Mitigation Ref.	Responsibility	Applicable Stage (C/O)	Detail of Mitigation
		consultant		during the detailed design of the terrace, for example through perimeter screening.
Waste strategy	M12	Applicant / Design Team	O	Appropriate waste storage facilities will be provided and refuse collection will be in accordance with RBC requirements for the residential uses. Such measures will be managed by an approved Waste Strategy in line with Controlled Waste (England and Wales) Regulations, 2012 and local guidance. Waste generated by the commercial uses will be appropriately disposed of using a licenced contractor.
Townscape / visual	M13	Applicant / Design Team	O	The variation of building heights and vertical emphasis of elevation treatment would contribute positively to the appearance of the skyline and establish wayfinding to Reading town centre and The Oracle. This includes stepped up massing south-north and east-west, with the tallest building located at the north-western extent of the Site. New active frontages and improved public realm will help to integrate the Proposed Scheme into the surrounding townscape. The introduction of new and richer mix of uses on Site would complement and contribute to those existing locally, active and interesting street frontages, quality architectural design and public realm improvements would all have heritage benefits.

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