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7 February 2022

Your contact is: Julie Williams, Planning

Dear Mr Spencer,

SCREENING OPINION ENQUIRY RESPONSE

Enquiry Reference: 212034

Address: Leaderboard Golf Centre, Richfield Avenue, Reading, Berkshire, RG1 8EQ

Proposal: Screening Opinion in relation to Land at Leaderboard Golf Centre, Richfield Avenue, relating to the full planning application for the demolition of existing driving range structures and the development of a new 3 storey 8 form entry school for years 11-16, including a 300 place 6th form.

I write in connection with your request for a Screening Opinion, submitted in accordance with (Environmental Impact Assessment) Regulations 2017.

Screening Opinion

Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should normally take place at an early stage in the design of the project. However, it can also occur at the same time or after a planning application has been made. As the local planning authority we are required to determine whether the project is of a type listed in Schedule 1 or Schedule 2 of the Regulations:

It is considered that the proposal does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the EIA Regulations 2017). However, the proposal falls within the description at paragraph 10(b) of Schedule 2 and exceeds the threshold of the site area being 5 hectares in column 2. Therefore, the Council considers the proposal to be 'Schedule 2 development' within the meaning of the EIA Regulations 2017.

The Council has therefore considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has considered the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations (see attached matrix). These are the characteristics of the development, its location and the types and characteristics of the potential impact. Based upon the description of the development and the information provided in your submissions it is concluded that the development, while being Major in size and lying adjacent to the River Thames within the locally designated Thames Valley Major Landscape Feature and near to

potential biodiversity sites, would not introduce a significant change to the site appearance or lead to potentially harmful effects on the environment.

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017 the Local Planning Authority hereby adopts a Screening Opinion to the effect that the development proposed, as per your submissions received on 16 December 2021, is not development that is likely to have significant effects on the environment by virtue of factors such as its size, nature or location. Accordingly, an Environmental Statement is not required to accompany the planning application.

Yours sincerely

Julie Williams

Julie Williams
Area Planning Manager