

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	212072 /SCR	Brief description of the project / development	Conversion of the main house to provide 63 assisted living apartments. Construction of a two storey 64 bedroom care home to the west of the main house following demolition of existing buildings; Conversion of the existing buildings along the access to the site to 4 houses. Erection of 33 houses on land lying outside the Historic Park and Garden boundary. Erection of 41 new houses and 12 apartments on land to the east of the main house in the area of existing car parking, hardstanding and infrastructure. Refurbishment and extension of the sports pavilion including the provision of 2 no. croquet lawns, 2 no. bowling greens and an additional tennis court.
Applicant	Beechcroft Developments Ltd		
LPA	Reading Borough Council 		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			N/A
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			10(b) – Urban Development Projects
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			N/A
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			The development includes more than 150 dwellings (when including the 63 assisted living apartments) and the overall area of the development exceeds 5 hectares.
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			No
If yes, is a copy of the SO/SD on the file?			N/A
If yes, is the SO/SD positive?			N/A
4. ENVIRONMENTAL STATEMENT			
Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?			No

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A) Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact?	
1. NATURAL RESOURCES				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The proposal, based on limited information, does not appear to involve or necessitate significant changes in ground level.	N/A	N/A
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	But not to an extent that could be considered different to other housing schemes, subject to the usual sustainable construction requirements	No	
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No		N/A	
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Resulting from demolition of existing buildings and structures. Also throughout the development's lifetime, 'solid wastes' that would require landfill disposal would occur.	No	Recycling of materials/construction waste can reasonably be secured by planning condition under Policy CC5. Waste produced by the uses is controlled by other legislation.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any	No	The uses proposed are residential in character and are	N/A	

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hazardous, toxic or noxious substances to air?		suitable for location within a residential area. No industrial or other harmful process is proposed.		
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Noise (both during construction and end uses) has the potential to raise background noise levels when measured from the nearest receptors including neighbouring dwellings.	No	The impact is not likely to be significant in the long term. The possibility of mitigation measures for plant and equipment noise exists as part of normal planning controls. The possibility exists for of controls of over methods and hours of construction/demolition, as these can be reasonably secured by condition under policies EN16, EN17 and CC8. Noise and disturbance from future occupiers of the development would be a behavioural issue, falling under other legislation and not a direct consequence of the development.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Any risk identified is likely to be able to be dealt with appropriately through the Planning application process and mitigation secured as appropriate.	No	The site offers sufficient scope for suitable drainage to mitigate risks.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	Two diffusion tubes on Prospect St/Church St Caversham exceed Air Quality Objective limits for Nitrogen Dioxide.	No	A full Air Quality Assessment which incorporates the findings of a Transport Assessment will be required at application stage. It is unlikely that any air quality effects would be Significant in EIA terms. Given the traffic that could be generated from the existing lawful use as a large radio monitoring and broadcasting facility.
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	No more than usual risk than that associated with general construction projects.	N/A	

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4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	Yes	During construction and during operation.	No	Construction: Any likely significant risk would be mitigated by construction best practice and controlled by a Construction Method Statement, to be secured by condition as is the LPA's normal practice. Operation: See 3.4 above.
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	A lake, and ground water.	No	It is expected that any impact on surface and groundwater identified would be suitably mitigated by the proposed SuDS drainage proposal. Flood Risk is demonstrated to be adequately controlled in the submitted FRA.
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	The open parkland, woodland and water features	No	Significant impacts are unlikely. Any residual risk can be mitigated through the measures Construction Environmental Management Plan. These can reasonably be secured by condition. The Council's Ecologist advises that, for the reasons set out by the applicant an EIA is not required. <i>"There are no designated ecological sites either on or in proximity to the site.</i> <i>Overall, the proposed devolvment, including the demolition of the existing buildings and loss of a number of the onsite trees, is not considered to cause the loss of any significant or important habitats in the area, or adversely impact the biodiversity resource.</i> <i>Once operational, vehicle movements on site and noise and light impacts associated with the proposed development may have some negligible effects on habitats (both positive and negative).</i> <i>External lighting design can be</i>

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				<i>developed, taking account of sensitive ecology/habit areas, and by using cut-off lanterns light spill can be minimised.</i> <i>And the emerging design will incorporate embedded mitigation through the provision of soft landscaping areas and new planting which will reduce the impact on biodiversity to ensure that significant adverse effects are avoided. Moreover, there could be scope for net gains to be delivered compared to the existing situation. It is anticipated that the proposed development will deliver a net gain in biodiversity on site.</i> <i>It is therefore considered that the development proposals would not lead to significant effects in terms of biodiversity resource”.</i>
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	See above	No	See above
7. LANDSCAPE AND VISUAL				
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes	The majority of the site is a Grade II listed Registered Park and Garden. The park also forms the most important part of the setting (the surroundings within which it is experienced) of the Grade II listed Caversham Park (BBC Records) building (the main house).	Yes	The proposals involve considerable residential development within the Registered parkland and its setting and within the setting of the listed main house and would be likely to have a significant effect on these nationally designated heritage assets. Including loss of openness, disruption to the designed historical landscape visually and functionally, and disruption to views within the park.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes	The development, would be visible in views northwards from the ridge which forms the southern side of the Thames valley.	No	The main house is highly visible whereas areas to the east, west and north of the house are screened to an extent by woodland and other vegetation.
8. CULTURAL HERITAGE/ARCHAEOLOGY				
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes	The majority of the site is a Grade II listed Registered Park and Garden. The park also forms the most important part of the setting (the surroundings within which it is experienced) of the Grade II listed Caversham Park (BBC Records) building (the main house).	Yes	The proposals involve considerable residential development within the Registered parkland and its setting and within the setting of the listed main house and would be likely to have a significant effect on these nationally designated heritage assets. Including loss of openness, disruption to the designed historical landscape both visually and functionally, disruption to views within the park and towards and out from the main house. An erosion of the primacy of the main house within its setting. The Council's archaeological advisors are satisfied that suitable archaeological mitigation can be secured through the planning application process to avoid significant effects.
9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	Surrounding roads will be affected in terms of traffic and parking impacts. There is currently no public access through the site.	No	The proposals, if approved will be expected to comply with the Council's access and parking policies. Taking into account the existing lawful use, significant effects are likely to be mitigated through design and planning controls.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes		No	The proposals are likely to result in a change in the number and timing of traffic movements compared with the existing lawful use and this may have a negative effect on local traffic. However this is unlikely to be at a level which might

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				have a significant environmental impact in EIA terms.
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	Neighbouring dwellings in surrounding streets.	No	Noise, disturbance, daylight and privacy issues are to be dealt with appropriately through the planning application. There is no indication that the proposal would be likely to have a significant impact in respect of these matters. It is unlikely that any impact on the capacity of health and other nearby community facilities would be of such a scale as to warrant an EIA.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/A	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	No evidence to suggest these impacts.	N/A	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	There are no existing or approved developments which could have this effect. Any future development proposals could be controlled under planning legislation.	N/A	

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13. TRANSBOUNDARY EFFECTS

13.1 Is the project likely to lead to transboundary effects? ²	No	The effects would be local and would not cross local, national or international boundaries.	N/A	
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5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposed development would have a significant effect on cultural heritage and landscape due to the considerable residential development proposed within and adjacent to the Registered Park and Garden and within the setting of the Grade II listed building Caversham Park (BBC Monitoring).

It is considered that there are likely significant impacts based on the scale and nature of the proposal as described in the submitted details.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A	
Is it necessary to issue a SD?	No	
Is an ES required?	YES	
7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	✓
<u>Not</u> likely to have significant effects on the environment	ES not required	
More information is required to inform direction	Request further info	

NAME	Steve Vigar, Principal Planning Officer
DATE	26 January 2022

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.