

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

1. CASE DETAILS			
Case Reference	191496/OUT	Brief description of the project / development	Outline planning application (Access only. Appearance, Landscaping, Layout and Scale Reserved for future consideration) for the redevelopment of the Meadway precinct including partial demolition, refurbishment and extension of existing retail units and creation of new retail premises within Use Classes A1, A2, A3, A4, A5, D1 and D2, 258 new residential dwellings (Use Class C3), new car park and servicing arrangements, bin stores, engineering operations including re-profiling of embankment and associated landscaping, re-location of public toilets within precinct (amended description).
Applicant	Chillingham Limited		
LPA	Reading Borough Council  Reading Borough Council Working better with you		
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
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)		(Part 3a) / (Part 3b) (<u>only if Yes in part 2a</u>) – Is a Significant Effect Likely? (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')		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 does not involve 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 the existing buildings. 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.

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3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	The uses proposed are residential in character and are suitable for location within a residential area. No industrial or other harmful process is proposed.	N/A	
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 controls of over methods and hours of construction/demolition, as these can be reasonably secured by condition under policies CC8 and EN16. 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	Contaminated land conditions can be imposed as is normal practice. The proposed SuDS drainage scheme will reduce risks to below significant, or inherent to the proposal.
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	No evidence from visits to the site.	N/A	

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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	
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. Not significantly during operation.	No	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.
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	Ground water.	No	It is expected that any impact on groundwater identified would be suitably mitigated by the proposed SuDS drainage proposal.
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	Yes	Local Wildlife Site to western and northern edge. Appropriate ecological surveys have been submitted, which include mitigation measures and also biodiversity enhancements	No	Significant impacts are unlikely. Any residual risk can be mitigated through the measures set out in the submitted surveys, including a Construction Environmental Management Plan. These can reasonably be secured by condition.

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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))).				
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).	No	The surrounding area is dominated by large scale commercial uses, busy roads and modern housing.	N/A	
7.2 Is the project in a location where it is likely to be highly visible to many	Yes	Visible from all surrounding roads and areas within the site including adjacent supermarket	No	The development, would be readily visible but is not within a sensitive location (see 7.1) and the impacts would not be significant in EIA terms.

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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people? (If so, from where, what direction, and what distance?)				
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).	No	Berkshire Archaeology are satisfied that no archaeological mitigation is required.	N/A	
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 parking policies
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 site is allocated for development and is served by main roads, it is not considered that the increase in dwelling numbers will create an increase in daily vehicular movements to and from the site at a level which might have a significant environmental impact in EIA terms.

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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?	Yes	Continued redevelopment of wider site – ASDA.	No	The overall redevelopment is governed by policy and Meadway Centre Planning Brief.
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?	Yes	Potential land stability concerns to northern embankment.	No	Previously dealt with by condition under permission 150945 – no evidence to suggest this approach could not reasonably be repeated.
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. There would be no direct requirement for further development as a result of the current proposal.	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.		

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.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

Para 057 of the Environmental Impact Assessment section of the NPPG (Reference ID: 4-057-2070720) states that EIA is unlikely to be required for an urban development project involving the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed:

(i) area of the scheme is more than 5 hectares; or

(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or

(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

The proposed development is a significantly greater scale, not exceeding the amounts referenced above and the impacts are likely to be relatively contained and not of a level which would suggest a ES is required.

It is considered that there are no likely significant impacts identified 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?

No

7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)

OUTCOME

Is likely to have significant effects on the environment

ES required

Not 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

04 August 2021