

Chapter 12: Likely Significant Effects and Conclusions

INTRODUCTION

- 12.1** This chapter of the ES presents a summary of the likely significant environmental and socio-economic effects of the Proposed Development during the demolition and construction works, and once completed and occupied. This chapter also provides the conclusions of the EIA.
- 12.2** Likely significant effects are generally effects that are moderate or major in scale (although it is noted that professional judgement and published assessment guidance are also used in concluding whether an effect is significant).
- 12.3** For a detailed description of all environmental and socio-economic effects, reference should be made to individual technical chapters (**Chapters 6 – 10**) of this Volume of the ES and **ES Volume 2: Townscape, Built Heritage and Visual Impact Assessment**.

LIKELY SIGNIFICANT EFFECTS

- 12.4** For details of the methodology used to define the scale (and so significance), nature, geographic extent and duration of effects and whether effects are direct or indirect, reversible or irreversible, reference should be made to **ES Chapter 2: EIA Methodology (Volume 1)** and the individual technical chapters of ES Volume 1 (**Chapters 6 – 10**) and, **ES Volume 2: Townscape, Built Heritage and Visual Impact Assessment**.

Demolition and Construction

- 12.5** The technical chapters of this EIA (**Chapters 6 – 10**) and **ES Volume 2: Townscape, Built Heritage and Visual Impact Assessment** have not identified any significant effects which will result from the demolition and construction works associated with the Proposed Development.

Completed Development

- 12.6** Table 12.1 outlines the likely significant effects resulting from the Proposed Development once it is complete and occupied. For ease of identification, significant adverse effects are shaded in 'orange' and significant beneficial effects are shaded in 'green'.

Table 12.1 Completed Development - Likely Significant Effects

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect				
			Scale and Nature (Geographic Extent)	D I	P T	R IR	St Mt Lt
Socio-Economics	Local Housing Supply	Provision of new houses for the local housing supply	Moderate Beneficial (Local)	D	P	IR	Lt
Daylight, Sunlight and Overshadowing	Neighbouring Residential Receptors	Daylight: Location - 15 Queens Walk (Queens Court)	Minor Adverse (Local)	D	P	IR	Lt
		Daylight: Location - McIlroys Building	Minor to Moderate Adverse (Local)	D	P	IR	Lt
		Sunlight: Locations - 61 and 62 St Marys Butts	Negligible to Minor Adverse (Local)	D	P	IR	Lt
		Sunlight: Locations - 15 Queens Walk (Queens Court) and McIlroys Building	Minor Adverse (Local)	D	P	IR	Lt

EIA Topic Area	Receptor	Description of Residual Effect	Classification of Residual Effect				
			Scale and Nature (Geographic Extent)	D I	P T	R IR	St Mt Lt
		Sunlight: Location - 38 Oxford Road	Moderate Adverse (Local)	D	P	IR	Lt
		Sun Hours on Ground: Amenity Area 6 (Queens Walk)	Minor Adverse (Local)	D	P	IR	Lt
		Transient Overshadowing: Amenity Area 3 (adjacent to St Marys Butts, the south of site) and 6 (Queens Walk)	Minor Adverse (Local)	D	P	IR	Lt
Wind Microclimate	New Introduced Residents (Podium and Terrace Level)	On Site Podium and Roof Amenity Levels (Summer Season) (Locations: 110, 116, 127, 162, 163, and 166)	Moderate Adverse (Local)	L	D	P	IR
		On Site Strong Winds (podium level, car park location, and Building A roof terrace location) (Locations: 110, 116, 118, 127, 162, 163, 166, and 167)	Adverse (Local)	L	D	P	IR
Townscape and Visual Impact Assessment	Views from St Mary's Butts, junction at Oxford Road and along Hosier Street	Changes to Townscape Views	Moderate Beneficial (Local)	I	P	IR	Lt
	Views along Castle Street	Changes to Townscape Views	Substantial Beneficial (Local)	I	P	IR	Lt
Built Heritage	Surrounding listed buildings and conservation area.	Improvement and enhancement to heritage assets.	Beneficial (Local)	I	P	IR	L
Climate Change	Global Climate	Contribution of GHG to the environment	Significant Adverse (Global)	D	P	IR	Lt
Notes: Nature = Beneficial / Adverse / Neutral Scale = Negligible / Minor / Moderate / Major Geographic Extent = Site or Local / District or Borough / Regional / National -ve = Negative (Adverse) / +ve = Positive (Beneficial) D = Direct / I = Indirect P = Permanent / T = Temporary R = Reversible / IR = Irreversible St = Short Term / Mt = Medium Term / Lt = Long Term							

SUMMARY AND CONCLUSIONS

Demolition and Construction

- 12.7** The EIA process has demonstrated that the demolition and construction works associated with the Proposed Development will not result in any likely significant adverse effects. The result of no significant effects has been achieved by the appropriate implementation of best practice mitigation measures in relation to Air Quality and Noise and Vibration, a Construction Environmental Management Plan will also be implemented for the demolition and construction works associated with the Proposed Development.
- 12.8** In terms of climate change and the impact of the contribution of GHG emissions to the global climate, the inherent assumption outlined within relevant guidance that *'any increase in GHG emissions... has the potential to be significant due to the high sensitivity of the receptor (global climate) to increases in GHG emissions...'* means that any contribution to the environment during the lifecycle stages of the development is considered significant and that opportunities to avoid, reduce or off-set the contribution should be adopted where feasible.

Completed and Operational

- 12.9** The Proposed Development, once complete and operational, will provide significant beneficial effects for the local housing supply, population and labour market within Reading city centre. The Proposed Development will provide 446 residential units, 5% of which are accessible, and the Applicant will endeavour to deliver the maximum reasonable amount of affordable housing as part of the proposed scheme (subject to viability testing). This number of units will result in approximately 896 persons. This would introduce a working population of approximately 707 persons.
- 12.10** The likely changes in daylight levels for existing residential properties surrounding the site is a consideration for those residing within dense urban areas. The prediction where the change experienced is likely to be significant is limited to a relative low proportion of habitable rooms, where the greater majority is not considered significant. The daylight analysis indicates that the majority of neighbouring residential receptors would not experience significant effects to the levels of daylight they receive with the Proposed Development site in place. Whilst alterations are predominantly negligible, there are instances of minor, moderate and major alterations seen to windows or rooms at several properties. When considering the properties as a whole, impacts on nine properties is considered to be negligible, a further two properties experience an overall effect considered minor adverse and one property experiences a loss considered moderate.
- 12.11** In terms of change in the levels of sunlight, the technical analysis has shown the effect on seven of the eleven properties technically assessed will be negligible. There are instances of minor, moderate and major alterations to the remaining five properties. When considering the properties as a whole, one property is considered to experience Negligible to Minor impact, three properties are considered to experience a minor impact and one are considered to experience a moderate alteration. The results also identify instances where daylight and sunlight impacts are still likely which is a consideration for regenerating a site within a dense urban location surrounded by existing residential receptors.
- 12.12** The Proposed Development will also result in minor effects for sun hours on ground and transient overshadowing impacts on the amenity areas (Queens Walk and adjacent to St Marys Butts, the south of site) associated which will be introduced as part of the Proposed Development.
- 12.13** As for the construction phase, in terms of climate change and the impact of the contribution of GHG emissions to the global climate, the inherent assumption outlined within relevant guidance that *'any increase in GHG emissions... has the potential to be significant due to the high sensitivity of the receptor (global climate) to increases in GHG emissions...'* means that any contribution to the environment during the lifecycle stages of the development is considered significant and that opportunities to avoid, reduce or off-set the contribution should be adopted where feasible.
- 12.14** The Proposed Development is also likely to bring benefits and opportunity in the long-term, as well as the potential to act as a catalyst for regenerating the surrounding area, to those already living and working in the local area, as well as those future residents and occupants within the Proposed Development. The EIA has identified that the Proposed Development will bring benefits in terms of additional housing provision and the local labour market, as well beneficial improvements in the wind conditions present on site. The Proposed Development seeks to continue the regeneration and improvement efforts brought forward by the Applicant since the acquisition of the Mall in August 2015. The significant investment has included the refurbishments of Broad Street Mall and Fountain House.

- 12.15** The Proposed Development will also bring benefits in terms of improvements to the townscape of the local Reading area. The Proposed Development has been carefully conceived to ensure the development of the site positively and appropriately contributes to the regeneration of Reading Town Centre and the surrounding area. The Proposed Development has taken particular care to be sympathetically designed for the nearby heritage assets and preserves the setting of nearby listed buildings.