

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

| <b>1. CASE DETAILS</b>                                                                                                                                              |                                                               |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Case Reference</b>                                                                                                                                               | 182212/SCR                                                    | <b>Brief description of the project / development</b> | The demolition of a number of buildings and structures on the site of the former Scottish & Southern Electricity (SSE) complex on Vastern Road, Reading and the erection of up to 240 residential units, with a maximum height of 11 storeys (up to 36m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road towards the station as well as drainage infrastructure and landscaping. |
| <b>Applicant</b>                                                                                                                                                    | Barton Willmore on behalf of Berkeley Homes (Western) Limited |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>LPA</b>                                                                                                                                                          | Reading Borough Council                                       |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>2. EIA DETAILS</b>                                                                                                                                               |                                                               |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?</b>                                                                        |                                                               |                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>If YES, which description of development (THEN GO TO Q4)</b>                                                                                                     |                                                               |                                                       | <a href="#">Click here to enter text.</a>                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Is the project Schedule 2 development under the EIA Regulations?</b>                                                                                             |                                                               |                                                       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>If YES, under which description of development in Column 1 and Column 2?</b>                                                                                     |                                                               |                                                       | Part 10 (Infrastructure projects) (b) urban development projects (ii) the development includes more than 150 dwellings                                                                                                                                                                                                                                                                                                                          |
| <b>Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b>                                      |                                                               |                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>If YES, which area?</b>                                                                                                                                          |                                                               |                                                       | <a href="#">Click here to enter text.</a>                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Are the applicable thresholds/criteria in Column 2 exceeded/met?</b>                                                                                             |                                                               |                                                       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>If yes, which applicable threshold/criteria?</b>                                                                                                                 |                                                               |                                                       | More than 150 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>3. LPA/SOS SCREENING</b>                                                                                                                                         |                                                               |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>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)</b> |                                                               |                                                       | Not to date                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>If yes, is a copy of the SO/SD on the file?</b>                                                                                                                  |                                                               |                                                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>If yes, is the SO/SD positive?</b>                                                                                                                               |                                                               |                                                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>4. ENVIRONMENTAL STATEMENT</b>                                                                                                                                   |                                                               |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?</b>                                                |                                                               |                                                       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.**



| Question                                                                                                                                                                                                                | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(Yes/No or Not Known (?) or N/A)                                                                                       |                                                                                                                                                                        | (Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?<br>(Yes/No or Not Known (?) or N/A)                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                        |
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|                                                                                                                                                                                                                         | Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site<br><b>(If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')</b> |                                                                                                                                                                        | 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?<br>If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b> |                                                                                                                                                                                                                                                                                                                                                        |
| 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                                                                                                                                                                                                  | Unlikely based on information provided                                                                                                                                 | 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?                       | No                                                                                                                                                                                                  | Critical operational elements of the SSE site are outside the red line boundary of the site                                                                            | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                        |
| 1.3 Are there any areas on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals? | Yes                                                                                                                                                                                                 | The adjoining River Thames is a Major Landscape Feature, and an existing green link.<br><br>Parts of land adjoining the River Thames are important areas of open space | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potentially, depending on the exact nature of what could be proposed.<br><br>Furthermore, the applicant themselves acknowledge that the site is in an area of high groundwater vulnerability and Zone 3 Total Catchment area of a Source Protection Zone, over a Secondary A Aquifer in the superficial drift deposits and a principal bedrock aquifer |

| Question                                                                                       | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 2. WASTE                                                                                       |                                                                                                               |                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.1 Will the project produce solid wastes during construction or operation or decommissioning? | Yes                                                                                                           | Possibly – depending on the exact location of the works and the characteristics of the land at those locations. | No                                                                                                                            | <b>Likely to be able to be managed.</b> The applicant has detailed that best practice will be followed via a Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3. POLLUTION AND NUISANCES                                                                     |                                                                                                               |                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?  | Yes                                                                                                           | Possible                                                                                                        | No                                                                                                                            | <b>Likely to be able to be managed.</b> The applicant has confirmed that dust generated during demolition and construction will be managed in accordance with standard best practice measures, enforced through a CEMP and therefore dust is not anticipated to generate significant adverse effects.<br><br>The applicant has also detailed that there will be emissions associated with plant and vehicles during demolition and construction and from vehicles during the operation of the Proposed Development. Accordingly, the applicant outlines that the planning application will be supported by a Transport Assessment.<br><br>Furthermore, the applicant has detailed that the proposed development will comprise residential dwellings which are not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials will be stored and handled in |

| Question                                                                                                              | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                       |                                                                                                               |                                                                                                                                           |                                                                                                                               | accordance with relevant legislation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation? | Yes                                                                                                           | Potentially noise and vibration disturbance during construction phase. Potential light impacts during construction and post construction. | Yes                                                                                                                           | <p>In this regard it is acknowledged that the applicant has stated the following:</p> <p>The existing noise climate is mainly influenced by road traffic on the nearby roads and the noise from the adjacent Reading General Railway Station and trains travelling along the railway line. The potential exists for intermittent and temporary noise effects to result from the demolition and construction activities. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. During operation, noise from the operational plant items will enable defined acoustic design targets to be achieved. An acoustic report will accompany the planning application. During demolition and construction, the potential exists for light pollution (at night) associated with demolition and construction activities. These effects will be managed in accordance with best practice measures which will be implemented through a CEMP and therefore are not anticipated to generate significant adverse effects. Lighting during demolition, construction and operation will also be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) and Bat Conservation Trust guidance. No electromagnetic radiation, heat or energy releases are expected other than those</p> |

| Question                                                                                                                                                                                                                         | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                  |                                                                                                               |                                                     |                                                                                                                               | <p>associated with normal urban development of this type and scale.</p> <p>Officers have concerns that the proposals could result in light pollution post construction in a sensitive location (adjacent to the River Thames, a Priority habitat – as identified in the NPPF – and a significant ecological resource: riparian areas are specifically referred to in the EIA regulations). The RBC Ecology consultant considers that on this basis the proposals are EIA development.</p> <p>Noise and vibration impacts are <b>likely to be able to be managed</b> through the submission of information at application stage. A full EIA is not considered necessary by Environmental Protection staff on this basis.</p> |
| <b>3.3</b> 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                                                                                                           | Potentially                                         | No                                                                                                                            | <p>The RBC Environmental Protection Team response did not specify any explicit inherent concerns regarding contamination.</p> <p>The applicant advises that such <b>measures will be managed</b> through the CEMP, use of SuDS and the FRA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>3.4</b> 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? | Yes                                                                                                           | Yes; the site is in an air quality management area. | ?                                                                                                                             | <p>Environmental Protection has concerns regarding the air quality impact; more specifically potential increased emissions.</p> <p>Concerns about the impact of the proposed development on the AQMA as air quality on the road network in the vicinity of the site (Caversham Road and Vastern Road) is already in excess of the objective levels for NO2. The</p>                                                                                                                                                                                                                                                                                                                                                         |

| Question                                                                                                                                                                                                                                           | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                                                                                                                    |                                                                                                               |                                                    |                                                                                                                               | submission by the applicant states that taking into account the framework travel plan for operation of the development, the impacts will not be significant; however without seeing that document and what the proposals are precisely, this cannot be guaranteed.                                                                                                                                                                                      |
| <b>4. POPULATION AND HUMAN HEALTH</b>                                                                                                                                                                                                              |                                                                                                               |                                                    |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>4.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?                                                        | Yes                                                                                                           | Potentially.                                       | No                                                                                                                            | <b>No, given that site management would reduce the likelihood. Furthermore, the CEMP would also mitigate this potential impact.</b>                                                                                                                                                                                                                                                                                                                     |
| <b>4.2</b> 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                                                                                                           | Potentially.                                       | No                                                                                                                            | No, given that <b>site management (CEMP) would reduce the likelihood</b> . Furthermore, the applicant has confirmed that during operation, the proposed development is not expected to involve the use, transport , storage or production of substances or materials which could be harmful to the environment.                                                                                                                                         |
| <b>5. WATER RESOURCES</b>                                                                                                                                                                                                                          |                                                                                                               |                                                    |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>5.1</b> 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                                                                                                           | Owing to proximity of the site to the River Thames | ?                                                                                                                             | In this regard the applicant has stated:<br><br>The central area of the site is within Flood Zone 1 <sub>8</sub> while the edges of the site are in Flood Zone 2 associated with the adjacent River Thames. The central area is therefore at low probability of flooding while the edges are at medium probability of flooding. The site is located in an area of high groundwater vulnerability and Zone 3 Total Catchment Area of a Source Protection |

| Question                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                               |                                                                                                                                                                 |                                                                                                                               | <p>Zone over a Secondary A Aquifer in the superficial drift deposits and a principal bedrock aquifer. As there will be no infiltration associated with the Proposed Development there will be no effects on the aquifers. The River Thames is located along the northern boundary of the Site, however it will not be significantly affected by the Proposed Development. The Proposed Development will discharge to the existing culverted watercourse adjacent to Vastern Road and potentially to the River Thames at a rate that will not affect the quality or flow of water in the river.</p> <p><b>The likelihood of a significant effect occurring will depend on the FRA, SuDS strategy and related matters, which will be considered at application stage.</b></p> |
| <b>6. BIODIVERSITY (SPECIES AND HABITATS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                               |                                                                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>6.1</b> 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 | Yes                                                                                                           | The adjacent River Thames is a Major Landscape Feature, and an existing green link. Parts of land adjoining the River Thames are important areas of open space. | Yes                                                                                                                           | <p>The applicant states: There are no SPAs, Ramsar or SSSIs within 10km of the Site. The nearest statutory nature conservation designation is Lodge Wood &amp; Sandford Mill SSSI which is approximately 6.4km to the east. In addition, Lousehill Copse Local Nature Reserve (LNR) is located approximately 3km to the south-west. None of the statutory and non-statutory ecologically designated sites will be significantly affected by the Proposed Development during demolition, construction or operation. There are no statutory landscape designations within close proximity to the Site.</p> <p>The Council's Ecology Consultant considers that, due to the size of the development (above the 150 dwelling threshold given in the EIA regulations), its</p>    |

| Question                                                                                                                                                                                                                                                                                                                                                                    | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| designation (international, national, regional or local))).                                                                                                                                                                                                                                                                                                                 |                                                                                                               |                                                                                                                                                                                                                                                  |                                                                                                                               | <p>location (next to the River Thames which is a “Priority Habitat” as per the NPPF and a significant ecological resource: riparian areas are specifically referred to in the EIA regulations) and the types and characteristics of the potential impacts (potential impacts on the River Thames include in terms of overshadowing, noise, pollution during construction, light pollution post construction) that the development is a “Schedule 2 development” and that an EIA is required.</p> <p>More specifically, detailed chapters on ecology and landscape will be required.</p> |
| <b>6.2</b> 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                                                                                                           | The adjacent River Thames is a “Priority Habitat” and a significant ecological resource:                                                                                                                                                         | Yes                                                                                                                           | See previous response above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>7. LANDSCAPE AND VISUAL</b>                                                                                                                                                                                                                                                                                                                                              |                                                                                                               |                                                                                                                                                                                                                                                  |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>7.1</b> 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? <sup>1</sup> Where designated indicate level of designation (international, | Yes                                                                                                           | The adjacent River Thames is a Major Landscape Feature, and an existing green link. Parts of land adjoining the River Thames are important areas of open space (the above are locally designated). 55 Vastern Road is a locally listed building. | Yes                                                                                                                           | <p>Pre-application discussions indicate the proposals involve the demolition of a locally listed building. This could evidently have a significant effect.</p> <p>Similarly, owing to the intention to propose a maximum height of 11 storeys (up to 36m above ground level), the proposal could have a significant effect on the River Thames.</p>                                                                                                                                                                                                                                     |

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

| Question                                                                                                                                                | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                         | (Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| national, regional or local).                                                                                                                           |                                                                                                               |                                                                                                                                                                                         |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>7.2</b> 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                                                                                                           | Given the location of the site (which in part is adjacent to the Thames Path and public right of way) and nature of the area, parts are highly visible to many people on a daily basis. | Yes                                                                                                                  | <p>Depending on the full extent and nature of the proposals the effects could be significant and would need to be carefully considered/justified in relation to these elements as part of any future planning application.</p> <p>In this regard the applicant acknowledges that:</p> <p>The potential for local views of the site exist from adjacent and nearby roads, public footways, the towpath, the Christchurch Bridge over the River Thames and buildings (including residential properties to the west and east) especially when the higher sections of the building are constructed and operational.</p> <p>However, the applicant then states that:</p> <p>Due to intervening buildings and structures the effects on views will not be significant.</p> <p>Officers consider that this has not been evidenced and proposals of this nature could result in a significant effect, from short/medium/long views, particularly from the north looking south and the south looking north.</p> |
| <b>8. CULTURAL HERITAGE/ARCHAEOLOGY</b>                                                                                                                 |                                                                                                               |                                                                                                                                                                                         |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>8.1</b> Are there any areas or features which are protected for their cultural heritage or archaeological value, or any                              | Yes                                                                                                           | The site is close to (but not within) a designated area of archaeological importance (local designation).                                                                               | ?                                                                                                                    | Berkshire Archaeology advises: "Berkshire Archaeology has no comment to make on this Screening Opinion Request but it should be                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Question                                                                                                                                                                                                                                                                                                                                   | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| 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). |                                                                                                               | <p>As referenced at 7.1 above, 55 Vastern Rd is a locally listed building.</p> <p>Nearby listed buildings are likely to be too distant to be impacted.</p>                                                                                                                                                                                                                        |                                                                                                                               | <p>noted that if this proposal proceeds in the future to a full planning application, it <b>should be accompanied by an archaeological desk-based assessment</b> in accordance with Paragraph 128 of the NPPF. The proposal site is of reasonable scale and it lies within the archaeologically rich Middle Thames Valley, which was widely settled and farmed from earlier prehistory to the present day.</p> <p>See 7.1 above in relation to 55 Vastern Road locally listed building.</p> |
| <b>9. TRANSPORT AND ACCESS</b>                                                                                                                                                                                                                                                                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>9.1</b> 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                                                                                                           | The adjacent River Thames. Thames Path is a public right of way; North Thames Path and Christchurch Playing Fields are cycle routes. Christchurch Bridge. Numerous roads serving various residential, recreational, leisure, commercial facilities – including the only two direct vehicular routes into Reading town centre from Caversham (Caversham Bridge and Reading Bridge) | No                                                                                                                            | Impacts could be significant, although these are <b>likely to be restricted to the construction phase</b> (and managed through the CEMP). Transport officers are content that the proposals would be likely to result in fewer vehicle trips within the vicinity of the site (a Transport Assessment and Travel Plan would be submitted at the time of the application) and therefore an EIA would not be required from a Transport perspective.                                            |
| <b>9.2</b> 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                                                                                                           | See 9.1 above.                                                                                                                                                                                                                                                                                                                                                                    | No                                                                                                                            | See 9.1 above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>10. LAND USE</b>                                                                                                                                                                                                                                                                                                                        |                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>10.1</b> Are there existing land uses or community facilities on or around the                                                                                                                                                                                                                                                          | Yes                                                                                                           | From the list provided, in particular: housing, densely populated areas, industry / commerce,                                                                                                                                                                                                                                                                                     | Yes                                                                                                                           | <b>A significant effect is likely; the information to be submitted at application</b>                                                                                                                                                                                                                                                                                                                                                                                                       |

| Question                                                                                                                                                                                                                                                                  | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |                                                                                                               | tourism, leisure /sports / recreation.                                                                                                                                                                                                                                            |                                                                                                                               | <b>stage will ascertain whether that is positive or negative.</b>                                                                               |
| <b>10.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?                                                                                                                                                    | Yes                                                                                                           | A number of adjacent sites are allocated within the Reading Central Area Action Plan (2009).                                                                                                                                                                                      | No                                                                                                                            | <b>Likely that such proposals could be positively managed</b> to ensure co-ordination (thereby ensuring effects are unlikely to be significant) |
| <b>11. LAND STABILITY AND CLIMATE</b>                                                                                                                                                                                                                                     |                                                                                                               |                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                 |
| <b>11.1</b> 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                                                                                                            |                                                                                                                                                                                                                                                                                   | N/A                                                                                                                           |                                                                                                                                                 |
| <b>12. CUMULATIVE EFFECTS</b>                                                                                                                                                                                                                                             |                                                                                                               |                                                                                                                                                                                                                                                                                   |                                                                                                                               |                                                                                                                                                 |
| <b>12.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?                                                                                                       | Yes                                                                                                           | Given the location of the site is located between both Caversham Bridge and Reading Bridge (the only two direct vehicular routes into/out of Reading Town Centre to Caversham) the future proposals and all those in proximity to the site could result in cumulation of impacts. | No                                                                                                                            | <b>Likely that such proposals could be positively managed</b> to ensure co-ordination (thereby ensuring effects are unlikely to be significant) |

| Question                                                                  | (Part 2a) / (Part 2b) – Answer to the question and explanation of reasons<br>(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?<br>(Yes/No or Not Known (?) or N/A) |  |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------|--|
| 13. TRANSBOUNDARY EFFECTS                                                 |                                                                                                               |  |                                                                                                                               |  |
| 13.1 Is the project likely to lead to transboundary effects? <sup>2</sup> | No                                                                                                            |  | N/A                                                                                                                           |  |

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<sup>2</sup> 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

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). The proposal falls within the description at paragraph 10(b) of Schedule 2 and exceeds the threshold of including more than 150 dwellings in column 2. Therefore the Council considers the proposal to be 'Schedule 2 development' within the meaning of the EIA Regulations 2017.

Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. 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 provided and the information provided in your submission received on 17/12/18, the development could be considered to be likely to have significant effects on the environment by virtue of factors such as its nature, size and location. More specifically, this is owing to the nature of the location (in particular being adjacent to the River Thames, a Major Landscape Feature) and the potential effects on, in particular, the landscape and visual environment (e.g. locally listed building on site, the adjacent landscape feature and important areas of open space), pollution (light and air quality), biodiversity (species and habitats) and land uses.

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017 (the timeframe having been agreed to be extended until 1st February 2019, as per correspondence originally on 17th December 2018 and subsequently on 28th January 2019), the Council hereby considers that the proposed development described in your request and the documents submitted with it is 'EIA development', within the meaning of the EIA Regulations 2017, and hence a positive screening opinion is hereby adopted.

### Informatives

You are advised, by virtue of Part 2 Regulation 6 (10) (b) of the EIA Regulations 2017 that you have the option to make a request to the Secretary of State to issue a Screening Direction if you disagree with this Opinion.

Please note that this screening opinion is provided without prejudice to the formal decision of the Council on this or any other application which may subsequently be submitted.

## 6. SCREENING DECISION

|                                                                  |                      |   |
|------------------------------------------------------------------|----------------------|---|
| <b>If a SO/SD has been provided do you agree with it?</b>        | N/A                  |   |
| <b>Is it necessary to issue a SD?</b>                            | Yes                  |   |
| <b>Is an ES required?</b>                                        | Yes                  |   |
| <b>7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)</b>           | <b>OUTCOME</b>       |   |
| <b>Is likely to have significant effects on the environment</b>  | ES required          | ✓ |
| <b>Not likely to have significant effects on the environment</b> | ES not required      |   |
| <b>More information is required to inform direction</b>          | Request further info |   |

|             |                                                |
|-------------|------------------------------------------------|
| <b>NAME</b> | Jonathan Markwell – Principal Planning Officer |
| <b>DATE</b> | 01 February 2019                               |