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Our Ref: 181659/SCR
Your Ref: ENV0000112C-CH2-000-000-CO-
EN-0001

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14th November 2018

Your contact is: Mr Jonathan Markwell, Planning

Dear Mr Burdon,

Planning Reference: 181659/SCR

Description of development: Request for Screening Opinion for various works close to the River Thames, including: c. 4,000m of flood defences along the north bank of the River Thames, extending from Promenade Road in the west to Nire Road / Ruskin in the east; flood defences on the south bank along the Thames Path from Waterman Place in the west to Reading (George Street) Bridge in the east.

Location: Land to the north and south of the River Thames, Caversham, Reading

Information considered: Letter from Environment Agency Ref ENV0000112C-CH2-000-000-CO-EN-0001, dated & received 19/09/18

Present Day Flood Extents and Promenade Road to Nire Road inc. Waterman Place to Reading Bridge Indicative Defence Alignment Ref ENV0000112C-CH2-000-000-DR-GEN-0012 Rev C02, as received 19/09/18

Present Day Flood Extents and Promenade Road to Nire Road Indicative Defence Alignment Ref ENV0000112C-CH2-000-000-DR-GEN-0013 Rev C02, as received 19/09/18

Present Day Flood Extents and Christchurch Playing Fields to Nire Road Indicative Defence Alignment Ref ENV0000112C-CH2-000-000-DR-GEN-0014 Rev C02, as received 19/09/18

Environmental Site Appraisal Plan Sheet 1 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0001 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 2 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0002 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 3 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0003 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 4 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0004 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 5 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0005 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 6 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0006 Rev 01, as received 19/09/18

Environmental Site Appraisal Plan Sheet 7 of 7 Ref ENV0000112C-CH2-000-000-DR-L-0007 Rev 01, as received 19/09/18

West Thames Appraisals - Caversham Extended Phase 1 Survey by CH2M, dated 26/02/18, Ref 683722 Rev 3, as received 19/09/18

Reading and Caversham Flood Risk Management Scheme Annex 1 Additional Phase 1 Habitat Survey: Lowfield Farm by CH2M, dated 18/05/18, Ref 683722 Rev C01 (ENV0000112C-CH2-000-000-RP-EN-0004), as received 19/09/18

Caversham Annex 1 Figure A1 Phase 1 Habitat Mapping Ref ENV0000112C-CH2-000-000-DR-EN-0010 Rev C.01, as received 19/09/18

Caversham Flood Risk Management Reading, Berkshire Archaeological Watching Brief BY Cotswold Archaeology, Ref 770670 17745 Rev A dated 14/12/2017, as received 19/09/18

Screening opinion:

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(h) of Schedule 2 and exceeds the threshold of the site area being over 1ha 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 19/09/18, 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 and the potential effects on, in particular, the landscape and visual environment, biodiversity (species and habitats), transport and access, nearby land uses (e.g. part of the proposals are within important areas of open space), water resources, natural resources, various nearby listed buildings/structures (cultural heritage / archaeology) and the River Thames (a Major Landscape Feature).

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.

It would appear that small parts of the proposals may be located outside of the Reading Borough boundary and instead be within the administrative boundary of South Oxfordshire District Council. You are therefore also advised to liaise with South Oxfordshire District Council regarding your future proposals.

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.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

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