



EIA Scoping Report

Reading Quarry Strategic Waste Facility

Land at Reading Quarry
For:

Syn2gen Limited

CRM.1144.007.PL.R.01.A



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EIA Scoping Opinion Request

Project:	Reading Quarry Strategic Waste Facility
For:	Syn2gen Ltd
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Drawings

Drawings	Title
CRM.1144.007.PL.D.002	Site location
READ-S2G-XX-Z0-DR-C-90102-P1	Preliminary Site Plan Proposal

EXECUTIVE SUMMARY

- i. Syn2gen propose to develop 120,000 tonnes per annum Energy from Waste Facility utilising Refuse Derived Fuel (RDF) from non-hazardous municipal, Commercial and Industrial Waste sources, at Reading Quarry.
- ii. The proposed development site is at the existing Reading Quarry site which is located off Berrys Lane. The site is approximately 5km south west of Reading.
- iii. The proposed development site is within an already consented waste management facility to the west of the site. Together the sites will provide a comprehensive waste management facility where a wide range of materials can be processed to produce valuable outputs. These two sites would allow a wider range of materials to be accepted and transferred internally between the two facilities.
- iv. The RDF will be delivered into the site where it will be conditioned to ensure it is of the correct size to be fed into the thermal plant. Syn2gen will work with the landowner to utilise RDF from the wider waste site, within the proposed facility. The thermal plant will be capable of producing approximately 9MWe gross and exporting approximately 8MWe with the flexibility to export some heat if uses for the heat are available or can be developed nearby.
- v. The proposed development would consist of a building which will be approximately 100 metres in length and 35 metres in width. The height will be approximately 9 metres to eaves, apart from a small area which will house the boiler which will be approximately 19 metres high to eaves. The stack height will be determined by dispersion modelling and is expected to be between 30 and 40 metres.
- vi. The emissions from the proposed development will be fully compliant with IED limits.
- vii. The development falls within Schedule 1, paragraph 10 of the 2017 EIA regulations. This section covers; *‘Waste disposal installations for the incineration, chemical treatment (as defined in Annex I to Directive 2008/98/EC under heading D9) of non-hazardous waste with a capacity exceeding 100 tonnes per day’*.
- viii. This report sets out the formal EIA Scoping Opinion Request under Section 15 of the 2017 EIA Regulations. The purpose of this report is to highlight the area and approach considered appropriate for inclusion within the EIA. To assist with the formal scoping process and this report sets out:
 - A description of the proposed development;
 - A plan to show the location of the development;
 - A description of its possible effects on the environment; and
 - A proposed methodology for undertaking an EIA of the proposed development.
- ix. As detailed within this report, we seek to agree that traffic & transport, air quality and landscaping are the only aspects that need to be presented within the ES accompanying the planning application. All other topics would be covered within non-EIA assessments.

1 INTRODUCTION

1.1 Introduction

- 1.1.1 Syn2gen propose to develop 120,000 tonnes per annum Energy from Waste Facility utilising Refuse Derived Fuel (RDF) from non-hazardous municipal, Commercial and Industrial Waste sources, at Reading Quarry. The RDF will be delivered to the site where it will be conditioned to ensure it is of the correct size to be fed into the thermal plant. If the opportunity arises, RDF produced within the wider waste site would also be utilised, and Syn2gen will actively seek the opportunity to do so.
- 1.1.2 The proposed development site is at Reading Quarry off Berrys Lane. The site is approximately 5km south west of Reading.
- 1.1.3 The proposed plant will require a site of approximately 2.5 acres and the building footprint will be approximately 3500m². The site is shown in the attached Site Location Plan (CRM.1144.007.PL.D.002).
- 1.1.4 The building will be approximately 100 metres in length and 35 metres in width. The height of the building is expected to be around 9 metres to eaves, apart from a small area which will house the boiler which will be approximately 19 metres high to eaves. The stack height will be determined by dispersion modelling and is expected to be between 30 and 40 metres.
- 1.1.5 The proposed site is allocated within West Berkshire Council's Waste Local Plan as a permanent waste management facility. The proposed development would be entirely consistent with this allocation and allow an efficient use of the allocated site.
- 1.1.6 The development will complement the existing uses within the surrounding sites. Together the sites will provide a comprehensive waste management facility where a wide range of materials can be processed to produce valuable outputs.
- 1.1.7 It is our view that the proposed development falls within Schedule 1, paragraph 10 of the 2017 EIA Regulations. This section covers; '*Waste disposal installations for the incineration, chemical treatment (as defined in Annex I to Directive 2008/98/EC under heading D9) of non-hazardous waste with a capacity exceeding 100 tonnes per day*'.
- 1.1.8 This scoping report has been prepared to provide background information on the proposed development and identify the scope of environmental issues to be addressed in the ES. This report is a formal request to West Berkshire Council for an EIA Scoping Opinion under Section 15 of the 2017 EIA Regulations; '*scoping opinions of the local planning authority*'.

2 SITE DESCRIPTION AND PLANNING HISTORY

2.1 Application site

- 2.1.1 The application site is located approximately 5km south west of Reading. The application site is centred at National Grid Reference SU685697 (nearest postal code RG30 3XD), within the administrative boundary of West Berkshire Council.



Figure 1 Site Location

- 2.1.2 The M4 motorway borders the southern boundary of the site.
- 2.1.3 The application site currently consists of aggregate stockpiles and a recycling facility. This facility has planning permission to be relocated to a different location within the Reading Quarry site.
- 2.1.4 The application site is an allocated waste management facility, as set out within appendix 5 of the Waste Local Plan for Berkshire.

2.2 Flood risk

- 2.2.1 The Environmental Agency's flood probability map, identifies that the application site is located entirely within Flood Zone 1, and therefore outside of areas at risk of flooding (see figure 2 below). Areas falling entirely within flood zone one means there is a less than 0.1 per cent (1 in 1000) chance of flooding occurring each year.

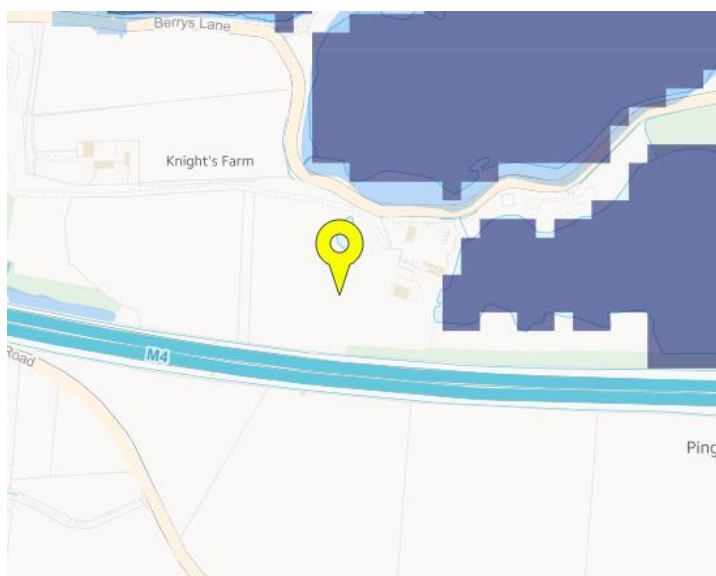


Figure 2 Flood Risk Map

2.3 Planning History

- 2.3.1 A review of West Berkshire Council's Planning History tool identifies previous planning applications within the vicinity of Reading Quarry.
- 2.3.2 Detailed planning history for the Reading Quarry site is provided within table 1 below.
- 2.3.3 The planning applications which are highlighted below in yellow (table 1), are historic planning applications within the redline boundary of the application site itself.

Reference Number	Description of Development	Decision Date	Decision
10/00145/FUL	Retrospective – Extension to workshop	April 2010	Approved
02/02267/COMIND	Recycling facility for inert wastes and ancillary buildings.	July 2003	Approved.
17/01943/FUL	Section 73A: Variation of Condition 1: Approved plans, Removal of Condition 9: Schedule of Materials of planning permission 13/01466/FUL.	Sept 2017	Approved
16/03253/COMIND	The development of waste recycling facility and 1MW biomass boiler located within an existing waste management site. The development will comprise a waste reception building, a picking station, a biomass boiler, skips and metal shredding area. The site will process up to 50,000 tonnes per annum of material.	March 2017	Approved
16/03152/SCREEN	EIA Screening Opinion request.	Dec 2016	n/a

16/03110/NONMAT	Non-material amendment to planning permission 15/02082/FULC: Erection of recycled offices for J Mould (Reading). AMENDMENT: Substitution of external materials already approved.	Jan 2016	Approved
16/02085/FULC	Section 73: Variation of Condition 4 – BREEAM of approved application 15/02082/FULC – Erection of recycled offices for J Mould (Reading).	Oct 2016	Approved
16/01737/COND1	Application for approval of details reserved by Condition 3 – CMS, Condition 5 -Materials and Condition 7 – Landscape, of approved application 15/02082/FULC - Erection of recycled offices for J Mould (Reading).	Aug 2016	Approved
15/02082/FULC	Erection of recycled offices for J Mould (Reading).	Oct 2015	Approved
14/01932/MINMAJ	Proposed sand washing and recycling plant.	Nov 2014	Approved
14/01698/SCREEN	EIA Screening Opinion Request	Jul 2014	n/a
13/01466/FUL	Section 73 – Variation of Condition 2 – amendment of drawing 2d (Phase 4) dated September 2009 and consequential amendments to other drawings of approved reference 08/02401/FUL – Part Retrospective – Extension of recycling facility for construction, demolition and excavation materials including the partial infilling of former quarry with inert waste, erection of workshop and office/weighbridge and retention of open storage area.	Aug 2013	Approved
10/02521/COND1	Application for approval of details reserved by conditions 8, 10, 11, 13, 20, 21, 22, 25, 26, 27, 30, 31 and 32 of planning permission reference 08/02401/FUL.	June 2011	Approved

08/02401/FUL	Part Retrospective – Extension of recycling facility for construction, demolition and excavation materials including the partial infilling of former quarry with inert waste, erection of workshop and office/weighbridge and retention of open storage area.	Dec 2009	Approved
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Table 1 Previous planning applications within the land ownership boundary

2.4 Sensitive Receptors in the vicinity of the site

- 2.4.1 The site is located away from sensitive receptors, the nearest residential properties are located approximately 400m to the north west of the site, along Berrys Lane. The closest commercial receptor is Burfield golf course which is located approximately 550m to the north west of the application site. Reading M4 service station lies approximately 900m to the west of the site. Numerous commercial receptors are located approximately 2.5km to the east of the application site including; Green Park Business Park, Reading Gate Retail Park, Madjski Stadium and Costco Wholesalers.
- 2.4.2 The nearest surface watercourse is the River Kennet located approximately 1km to the north of the site.
- 2.4.3 A review of the Multi Agency Geographical Information for the Countryside (MAGIC) database demonstrated that the following receptors are within the vicinity of the application site (table 3).

Location	Site of interest
Statutory designations within the site	n/a
Statutory designations within 1km	Listed buildings Nitrate Vulnerable Zones 2017 Designations(England)
Statutory designations within 3km	Listed buildings
Non-statutory designations within the site	n/a
Non-statutory designations within 1km	n/a
Non-statutory designations within 3km	Registered Parks and Gardens (England)

Table 2 Statutory and non-statutory designations within the vicinity of the application site

3 PROPOSED DEVELOPMENT

3.1 Proposed development

- 3.1.1 Syn2gen propose to develop an Energy from Waste Facility at Reading Quarry. The application site is allocated as a waste management facility, as set out within the Waste Local Plan for Berkshire (Appendix 5).
- 3.1.2 The thermal plant will be capable of producing approximately 9MWe gross and exporting approximately 8MWe, with the flexibility to export some heat if uses for the heat are available or can be developed nearby. Power will be generated by a conventional steam turbine; the emissions will be fully compliant with IED limits.
- 3.1.3 The proposal is for the development of 120,000 tonnes per annum Energy from Waste Facility utilising Refuse Derived Fuel (RDF) from non-hazardous municipal, Commercial and Industrial Waste sources. The RDF will be delivered into the site where it will be conditioned to ensure it is of the correct size to be fed into the thermal plant.
- 3.1.4 The plant will require a site of around 2.5 acres and the building footprint will be approximately 3500m². The building will be around 100 metres in length and 35 metres in width.
- 3.1.5 The height of the development will be approximately 9 metres, apart from a small area which will house the boiler which will be approximately 19 metres high, to eaves. The stack will be determined by dispersion modelling and is expected to be between 30-40m.

3.2 Justification for the development

- 3.2.1 The development will complement the adjoining waste facility by allowing waste that cannot be accepted into/ processed within the adjoining site to be processed within the proposed development site.
- 3.2.2 This will allow the two sites together to accept a wider range of materials and allow a greater range of materials to be processed as fully as possible and in a variety of ways to produce a range of outputs.
- 3.2.3 The energy which will be generated from waste at the Reading Quarry facility will feed into the grid. This will reduce dependency on fossil fuels for energy.
- 3.2.4 Generating energy from waste at the proposed development site will contribute to reducing the amount of material sent to landfill, thus reducing the environmental impacts associated with landfilling waste.
- 3.2.5 The proposed development at Reading Quarry will potentially contribute to the RDF market in the UK. More RDF will be used within the UK, therefore, reducing the amount of RDF which is exported.
- 3.2.6 Overall, along with the consented adjoining development the site will provide a comprehensive material processing facility.

3.3 Potential Environmental Impacts

- 3.3.1 Schedule 3, paragraph 3 of the 2017 EIA regulations outlines the selection criteria that should be considered when establishing if a development comprises EIA. These criteria are also useful when considering which aspects of the development could result in potential significant

environmental impacts, and therefore which assessments should be considered within the Environmental Statement.

3.3.2 The below factors need to be considered;

- The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- The nature of the impact;
- The transboundary nature of the impact;
- The intensity and complexity of the impact;
- The probability of the impact;
- The expected onset, duration, frequency and reversibility of the impact;
- The cumulation of the impact with the impact of other existing and/or approved development;
- The possibility of effectively reducing the impact.

3.3.3 The application site is allocated as a waste management facility, as set out within appendix 5 of the Waste Local Plan for Berkshire.

4 PLANNING POLICY CONTEXT

4.1 Relevant Planning Policy

- 4.1.1 An initial review of the planning context and guidance at the national, regional and local level relating to waste management and the specific site has been undertaken. This demonstrates that the proposed development is entirely consistent with local and national planning policy.

4.2 The National Planning Policy Framework (NPPF)

- 4.2.1 The NPPF sets out the National Planning Policy for England and introduces a presumption in favour of sustainable development. Sustainable development must take into account the environmental, economic and social aspects of development.
- 4.2.2 The proposed development will provide a number of environmental, economic and social benefits, as detailed below:
- 4.2.3 In terms of environmental benefits, the development, along with the existing waste facility will provide a comprehensive waste management site where a wide range of materials could be accepted and processed to produce usable materials. The RDF building will allow residual waste to generate energy, and also reduce the amount of RDF exported, thus reducing transport miles.
- 4.2.4 The site is located away from sensitive environmental receptors, this contributes to reducing the environmental impacts.
- 4.2.5 In terms of economic benefits, the development will create additional jobs, which itself contributes to direct and indirect economic benefits.
- 4.2.6 In terms of social benefits, the creation of new jobs contributes to wider social benefits. The location of the site away from residential receptors reduces the social impacts associated with such sites.
- 4.2.7 The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value, as opposed to development within Greenfield sites. This application will involve development entirely within the curtilage of a previously developed site and is thus consistent with this aspect of the NPPF.
- 4.2.8 Chapter 7 of the NPPF considers requiring good design. The proposed development will be designed to be of a high quality, thus reducing visual impacts associated with the development. Situating the development away from visual receptors, and retaining screening around the site, will further contribute to reducing visual impacts.
- 4.2.9 Chapters 9-12 of the NPPF considers environmental aspects of development, including protecting Green Belt land, meeting the challenges of climate change and flooding; conserving and enhancing the natural environment; and conserving and enhancing the historic environment.
- 4.2.10 The proposed development will be located within a previously developed site, situated away from sensitive receptors. The technical assessments (detailed within this scoping report) will demonstrate the environmental impacts associated with the development, and how these can be mitigated.

4.3 National Planning Policy for Waste

- 4.3.1 The Waste Management Plan for England sets out the Government's ambitions to work towards a more sustainable and efficient approach to resource use and management. This includes ensuring the delivery of sustainable development and resource efficiency; and allowing the provision of modern infrastructure.
- 4.3.2 The report identifies the importance of identifying suitable sites and areas for waste management facilities. The proposed development is located away from designated sites and sensitive receptors. Locating the site within an existing waste management site will allow both developments to operate in a more efficient way compared to if they were developed in isolation.
- 4.3.3 As detailed previously, the development will have economic, social and environmental benefits, and thus contribute to sustainable development.

4.4 Local Policy: The West Berkshire Core Strategy

- 4.4.1 The West Berkshire Core Strategy sets out the overall planning strategy and long-term vision for West Berkshire until 2026. The Core Strategy sets out how this will be achieved through a number of strategic policies.
- 4.4.2 Strategic objectives within the core strategy relevant to this application include tackling climate change, supporting the economy, assessing infrastructure requirements and supporting the transport network.
- 4.4.3 Policy CS9 relates to employment and the economy. This policy states that the Council seek to facilitate and promote the growth and forecasted change of business development in the plan period in order to manage appropriate land use. This will be achieved by ensuring proposals for industry uses are directed to the District's defined Protected Employment Areas and existing suitably located employment sites and premises. The proposed development will contribute to the economy and create employment opportunities and is thus consistent with this policy.
- 4.4.4 Policy CS13 relates to transport, with the key aims including reducing the need to travel, minimising the impact of all forms of travel on the existing network, minimising the impact of new development on the environment, and helping to tackle climate change. A Transport Assessment and Travel Plan will be prepared as part of the planning application, and these will demonstrate how significant transport impacts can be reduced to an acceptable level. By situating the development within an existing waste management site, the development will reduce highway impacts compared to two sites being developed in isolation, by allowing waste producers to deliver waste into one comprehensive material processing site rather than having to transport it to numerous sites.
- 4.4.5 Policy CS14 considers Design Principals and requires developments to demonstrate high quality and sustainable design, which create a safe environment, make good provision for access by all traffic modes, and make efficient use of land. The proposed buildings will be designed to be in keeping with the buildings at the surrounding the application site. Situating the site adjacent to a waste management site allows a more efficient use of land (i.e. shared access) compared to if the sites were developed in isolation.
- 4.4.6 Policy CS15 relates to Sustainable Construction and Energy Efficiency. This policy highlights that carbon reduction is a key issue for the Council. This policy requires new development proposals to consider energy efficiency and sustainable design from the outset. The proposed development will have a positive impact on energy efficiency by enabling energy to be generated from waste material.
- 4.4.7 Policy CS16 considers Flooding. This policy identifies that for developments within areas of flood risk, it will be required to demonstrate that they are in appropriate locations. The

application site is located within Flood Zone 1. A Flood Risk Assessment will be undertaken at the site, and this will ensure the development is acceptable from a flood risk perspective.

- 4.4.8 Policy CS17 considers Biodiversity and Geodiversity. This requires designated habitats and species to be protected and where possible enhanced. The proposed development is located away from most designated sites. An ecological assessment will be undertaken to consider the ecological value of the existing site and the ecological impact associated with developing the site.
- 4.4.9 Policy CS19 considers the Historic Environment and Landscape Character. This requires the landscape character of the district to be conserved and enhanced. Particular regard must be given to the sensitivity of the area; and ensuring that the new development is appropriate in terms of location, scale and design. A Landscape and Visual Impacts Assessment will be undertaken to assess the existing landscape character of the site and consider the impact of the proposed development on visual and landscape impacts.

4.5 Waste Local Plan for Berkshire

- 4.5.1 The current planning policy for waste development comes from the Waste Local Plan for Berkshire, adopted in 1998. West Berkshire Council are currently in the process of creating a new Local Plan for minerals and waste planning policy. The emerging Local Plan will be considered alongside currently adopted policy in the Waste Local Plan for Berkshire (1998). The emerging Minerals and Waste Local Plan is currently being prepared and will be adopted in June/July 2018.
- 4.5.2 Policy WLP1 sets out guiding policy principles, and states that '*...Local Planning Authorities will have regard to the extent to which the development is sustainable in form and location and helps to conserve natural resources and the human and natural environment, and minimise traffic congestion, travel distances, waste generation and pollution, and adverse impacts on humans and the natural environment...*'
- 4.5.3 The proposed development will contribute to enhancing the natural environment by minimising the amount of material sent to landfill, and by producing energy from waste, thus reducing dependency on natural resources and fossil fuels. In addition, the location of the site is away from residents and sensitive receptors reduces impacts associated with the proposed development.
- 4.5.4 WLP27 states that planning applications for waste management development will only be permitted if the LPA are satisfied that '*...there are wider environmental benefits resulting from the development...the development and its associated traffic would not give rise to any unacceptable environmental impacts...*'
- 4.5.5 The proposed development would have wider environmental benefits by accepting material which might otherwise have been sent to landfill. A Transport Assessment will be undertaken as part of the application and this will ensure any significant transport impacts are mitigated.
- 4.5.6 Policy WLP30 states that the merits of waste management development proposals will be assessed having regard to all relevant considerations, and in particular '*...the likely effects of the traffic and traffic-related impacts...the need to safeguard health and living conditions...the likely effects of the proposal on the surrounding population and environment...the visual impacts...the need to safeguard the character, setting and amenity...*'
- 4.5.7 A range of assessments will be undertaken in support of the application to ensure significant impacts are mitigated to an acceptable level.

4.6 West Berkshire District Local Plan 1991-2006 (saved policies)

- 4.6.1 Policy OVS5 considers Environmental Nuisance and Pollution Control. The policy states that the Council will only permit development proposals that do not give rise to an unacceptable pollution of the environment. The Council will consider '*...a) the need to ensure the adequate storage and disposal of waste materials; and (b) the installation of equipment to minimise the harmful effects of emissions; and (c) the hours, days or seasons of operations; and (d) locating potential nuisance or pollution activities onto the least sensitive parts of the site....*'
- 4.6.2 Technical assessments will be undertaken to assess nuisance and pollution, including a noise impact assessment, and an air quality and odour assessment. These assessments will demonstrate that impacts can be reduced to an acceptable level.
- 4.6.3 Policy OVS6 considers Noise Pollution, and states that the council will require appropriate measures to be taken in the location, design, layout and operation of proposals to minimise adverse impacts as a result of noise generated. A Noise Assessment will be prepared to assess the noise impacts of the equipment associated with this assessment.
- 4.6.4 Policy TRANS1 considers Meeting the Transport Needs of New Development, and states that '*The transport needs of new development should be met through the provision of a range of facilities associated with different transport modes.... The level of parking provision will depend on the availability of alternative modes...*' The Transport Assessment and Travel Plan will ensure this policy is complied with.

5 PROPOSED CONTENT OF THE ES

5.1 Background

- 5.1.1 The EIA Regulations require an EIA to be carried out in support of a specified range of major development proposals. Within Planning Practice Guidance, the purpose of EIA is set out:

‘The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes into account in the decision making process...The aim of Environmental Impact Assessment is also to ensure that the public are given early and effective opportunities to participate in the decision making procedures’.

5.2 Need for an EIA

- 5.2.1 The proposed scheme has been assessed against the criteria set out in the EIA Regulations to determine the requirement for an EIA.
- 5.2.2 The EIA Regulations specify certain types of development for which EIA is mandatory (Schedule 1 Developments) and categories of development where an EIA may be required (Schedule 2 Developments) “If it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location”.
- 5.2.3 It is our view that the proposed development falls within Schedule 1, section 10 of the 2017 EIA Regulations, which covers *‘Waste disposal installations for the incineration, chemical treatment (as defined in Annex I to Directive 2008/98/EC under heading D9) of non-hazardous waste with a capacity exceeding 100 tonnes per day’.*

5.3 Scope of the Environmental Statement

- 5.3.1 As set out within Part 4 of the Town and Country Planning (EIA) Regulations 2017, *‘A person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the environmental statement (a “scoping opinion”).’*
- 5.3.2 This formal scoping opinion request has been prepared to agree the scope of the ES with the Planning Authority.
- 5.3.3 The following topics; traffic & transport, air quality and landscaping are considered to form part of the ES.
- 5.3.4 As detailed later within this scoping report, other aspects of the development will be covered within stand-alone, non-EIA assessments.

5.4 Proposed structure of the ES

- 5.4.1 As detailed within the Planning Practice Guidance *‘There is no statutory provision as to the form of an Environmental Statement. However, it must contain the information specified in Part II of Schedule 4, and such of the relevant information in Part I of the Schedule 4 as is*

reasonably required to assess the effects of the project and which the applicant can reasonably be required to compile’.

5.4.2 Based on Schedule 4, we propose the following structure:

5.4.3 **Part one** will provide the background to the development proposals for which planning permission is being sought, and the details of the application site. This section will describe the development proposals and highlight the environmental topic areas identified by the scoping process as likely to result in significant environmental effects.

5.4.4 **Part two** will set out the potential environmental effects of the proposed development, and highlight proposed mitigation measures which need to be employed to reduce the overall environmental effects of the proposals.

5.4.5 Part one:

- **Chapter 1: Background, Introduction and Context** – This section will include narrative on the format and content of the ES and the statutory background to the EIA process. It will also include information regarding the application, the assessment team and the organisation of the ES.
- **Chapter 2: Site Description** – This chapter will describe the general physical and environmental characteristics of the application site and its surrounding environs. Other chapters of the ES will provide detailed descriptions of the application site in relation to particular environmental topics, providing baseline surveys against which the effects of the proposals may be evaluated.
- **Chapter 3: Proposed Development** – This chapter will describe the development for which planning permission is sought including the layout of the proposed facility together with the description of the processes to be undertaken on site and will set out the basis against which the EIA will be conducted.
- **Chapter 4: Planning History and Policy Context** – This chapter will include information regarding the planning history of the site and a summary of the policy context at the national, regional and local level. The relevant policies will be reviewed, and key points of relevance summarised. This will set the context for more detailed topic analysis that will be included in the specific chapters of the ES.
- **Chapter 5: Need and Alternatives** – We seek to scope this section out of the ES. The site is an allocated waste site, therefore, there will not be an assessment of the need and alternatives.

5.4.6 Part two:

- **Chapter 7: Traffic and Transport**
- **Chapter 8: Air Quality, Dust and Odour**
- **Chapter 10: Landscape and Visual Impact**

5.4.7 The ES will also include a non-technical summary (NTS), which will provide a summary of the ES in non-specialist language. This is aimed at a wide audience and will be available as a separate document to ensure a widespread circulation.

5.5 Non-ES topics

5.5.1 We seek to scope the following topics out of the EA, and instead address these within standalone reports. Justification for this will be set out within the Scoping Report:

- Socio-economic impacts

- Human health impact assessment
- Ecology
- Flood Risk and drainage
- Noise
- Geotechnical

5.6 EIA Methodology

- 5.6.1 The ES will follow established EIA procedures, in accordance within the Town and Country Planning (EIA) Regulations 2017 and Planning Practice Guidance.
- 5.6.2 The assessment will examine the construction and operational effects of the proposals for necessary topic area. The guidelines and methods used in determining the scale and significance of any impacts, together with the basis on which predictions have been made, will be identified within the ES.
- 5.6.3 Evaluation of the significance of an environmental effect is an essential part of the EIA process. The level of significance determines the resources that should be deployed in avoiding or mitigating an adverse effect or identifying the actual value of a positive effect. It is the combined significance of the mitigated effects that determine the overall environmental acceptability of a proposal.
- 5.6.4 The significance of an effect will be determined by the interaction of two factors: first being the value, importance or sensitivity of the environmental receptor or resource being affected; and second, the scale of magnitude, or severity of the impact or change. Criteria will be developed to determine the sensitivity of a receptor and the magnitude of change for each environmental topic.
- 5.6.5 Account will be taken of timescale, permanence and whether the effects are adverse or beneficial. Where significant adverse environmental effects are identified, mitigation measures will be proposed where possible, which aim to either alleviate the adverse effects, or reduce their significance. The residual effects remaining after mitigation will also be assessed and summarised in the ES.

5.7 Alternatives

- 5.7.1 The EIA Regulations provide detailed guidance on the need for and consent of EIA. With regards to alternatives, Schedule 4 (Part II) of the Regulations states that ES should include:
- “A description of the reasonable alternatives (for example in terms of development design, technology, location size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”*
- 5.7.2 The application site is allocated as a permanent waste management facility, as set out within the Waste Local Plan for Berkshire (Appendix 5). The proposed development would be entirely consistent with this allocation and allow an efficient use of the allocated site. Therefore, there will not be an assessment of alternative sites.

5.8 Cumulative Effects

- 5.8.1 The EIA will also consider the cumulative effects of the proposed development and other proposed developments in the surrounding area, during both the construction and operational phases of the project. The potential cumulative effect of traffic is considered by West Berkshire Council to be of particular importance. The scoping process provides the opportunity for consultees to make the applicant aware of any other developments that may be relevant to the EIA process.

6 TRAFFIC AND TRANSPORT

6.1 Output Documents

- 6.1.1 Enzygo understands that the required traffic and highway issues in relation to the site outline the requirement for preparing a Transport Assessment (TA) and Travel Plan (TP) as advocated by Development Plan policy and paragraph 32 of the NPPF.

6.2 Methodology

- 6.2.1 Upon determination of the required scope of the TA, Enzygo would seek to provide a supporting Transport Assessment that will provide an assessment of the local highway network, site sustainability, accident data analysis and any specific WBC or DfT requirements. The methodology will be based on the following;

Scoping Assessment

- 6.2.2 Enzygo will endeavour to agree the TA/TP scope with West Berkshire Council to understand the extent of the work involved following the pre-application meeting and assess whether this will generate any additional work as part of the TA (i.e. junction modelling, parking assessment, etc.).

Transport Assessment

- 6.2.3 To this end we present the predicted scope of works for the TA, as outlined below:
- Undertake a detailed site visit, including site measurements of road widths, junctions and visibility splays at key locations on the local highway network, taking account of the proposed site access positions. Information relating to site sustainability including bus stops/facilities, footways, cycleways, park and ride sites, etc will also be identified during the site visit;
 - Enzygo will base the TA requirements on our previous experience of this type of work, the 2007 TA, the WBC approved Scoping Report, the DfT Guidance March 2007 guidance and NPPF;
 - Provide a detailed description of the site proposal including scale, site composition, main features, points of access, travel characteristics, parking provision, servicing arrangements and a brief description of the local highway network;
 - Develop the trip generation profiles for the proposed facility based on trip generation information obtained from the TRICS database, including modal shift information where available and from the client. The predicted trip generation information including the predicted origin, routes and destinations for the trips is essential and accurate figures will enable Enzygo to carry out an accurate representation of how the traffic will behave on the local highway network;
 - Assign the proposed development traffic onto the local highway network as per the turning proportions identified from recent sensitivity tests that will be commissioned by Enzygo. The cost for the provision of recent counts is subject of their requirement from the scoping assessment;
 - Based on the above provide traffic flow diagrams to demonstrate what the potential level of traffic could be on the nearby junctions and local highway network;

- Purchase collision data from WBC or the police force for the previous 5 years. The data will then be summarised to ensure the development traffic will not exacerbate any current highway safety issues on the local highway network;
- Investigate the proposed level of car and cycle parking and proposed parking facilities for the Facility and ensure they conform to the necessary WBC requirements, taking account the site sustainability and management strategy;
- Investigate what local sustainable facilities/services are currently available to the new staff and visitors and show how accessible they are in relation to the proposed site. Enzygo will assess any existing and proposed pedestrian/cycle links and routes, the locations of bus stops/facilities and the services to encourage sustainable travel wherever possible;

Travel Plan

- 6.2.4 Enzygo will prepare the Travel Plan in accordance with the “Department for Transport – Guidance”.
- 6.2.5 Details of who would take over the ownership of the Travel Plan once the site is fully developed and operational will be provided. Enzygo will seek to discuss and agree this role with the client/developer, a contact name and details of the Travel Plan Co-ordinator will be required for inclusion in the Travel Plan.
- 6.2.6 The provision of a Travel Plan that meets the Local Authority requirements could potentially be integral to the facility being granted planning permission as the potential, additional trips will be offset against the sustainable trips generated by cyclist, pedestrians and public transport users. Ideally, sustainable information should be issued to the potential staff and visitors prior to them using the facility and the information should encourage them to use public transport or walk/cycle immediately, as opposed to using vehicles. Typical multi-modal targets should be set by using census information with investigation provided into the accessibility of other local facilities/services.
- 6.2.7 Other possible ‘soft’ measures to be promoted by the occupants should include the public transport promotions/offers, notice boards, the appointment of a Travel Plan Co-ordinator, cycle storage, etc and monitoring should also be provided.
- 6.2.8 Below is the predicted Travel Plan summary;
- Include details of the site including its location, the intended use, the predicted number of staff and visitors any existing constraints or potential sustainable travel opportunities;
 - Identify the travel requirements of the facility, the number of trips it will generate and what transport/travel issues these will give arise to;
 - Outline what the Travel Plan is to achieve (e.g. to encourage access to the site by all means of travel/to accommodate travel demand within site constraints) and what strategy will be adopted to achieve them;
 - Provide all relevant public transport information including services, ticket information (including passes, savers, etc.) and any promotions/offers. Information relating to the provision of bus shelters, timetable information, low-floor bus facilities, etc should also be identified and reported;
 - Investigate the site in terms of its sustainability and accurately register any footway routes, cycleway links, pedestrian crossings, cycle storage hubs, local transport interchanges, etc to promote all ‘slow modes’ of travel;
 - Provide a list of the local services and amenities that should be used to promote the facility and its sustainability. Information relating to the facilities and amenities including type, distance, location will assist the staff and visitors to access these facilities and, if undertaken in the correct manner, will also promote sustainability;

- Identify what specific measures will be introduced to help deliver the stated objectives and the appropriate targets and time frames against which the effectiveness of the measures/actions to be taken will be reviewed/monitored;
- Targets should be set by using census and local multi-modal travel information gained from WBC. Maximum workplace Single Occupancy Vehicle (SOV) trips will be determined and used as a benchmark for setting future targets;
- Appoint a Travel Plan Co-ordinator and explain how the role will ultimately be passed on/managed and who is responsible for delivering each stage of the Travel Plan;

7 AIR QUALITY, DUST AND ODOUR

7.1 Air Quality Impacts

- 7.1.1 The proposed energy from waste facility (EfW) at Reading Quarry in West Berkshire will thermally treat 120,000 tonnes per year of non-hazardous, refuse-derived fuel (RDF).
- 7.1.2 EfW's are potentially significant sources of pollutant emissions to air, which could impact upon air quality at both human and ecological receptors, thus a detailed air quality assessment will be required.
- 7.1.3 The development will also generate additional traffic on the local road network, which could further impact upon air quality at existing properties.
- 7.1.4 The facility will also represent a potential source of odours, which could impact upon amenity in the local area.

7.2 Air Quality Chapter or ES

Construction Dust Risk Assessment

- 7.2.1 The risk of soiling, and effect on health and the natural environment arising from demolition, earthworks, construction activities and trackout will be summarised, and recommendations made as to emission control measures to be implemented as part of the scheme.
- 7.2.2 The assessment will be carried out following the methodology set out in the IAQM's guidance documents on assessing the significance of impacts from construction dust, and mitigation measures will be proposed that are appropriate to the level of risk. The Dust Management Plan, required prior to works commencing on site, does not form part of this proposal.

Operational Air Quality Assessment

- 7.2.3 The operational air quality assessment will assess concentrations of all of the pollutants for which emission limits are set out in the Industrial Emissions Directive (IED). The assessment will use the most up-to-date published guidance and sources of information available at the time the work is carried out.

Odour Risk Assessment

- 7.2.4 The odour risk assessment, if required, will be undertaken using the methodology set out in the Institute of Air Quality Management's *Guidance on the assessment of odour for planning*. The risk assessment follows a Source-Pathway-Receptor approach and is designed to identify the potential odour impacts associated with and odour based on the "FIDOL" factors for describing odour releases (Frequency, Intensity, Duration, Offensiveness and Location).
- 7.2.5 The odour risk assessment will examine the odour generating potential of the ERF and will estimate the risk of odour impacts at nearby sensitive receptor locations based on the magnitude of odours released, the effectiveness of the pathway between the source and the receptors, and the perceived sensitivity of the receptors themselves.
- 7.2.6 The findings of the odour risk assessment will be drafted into the main air quality chapter.

Cumulative Impacts

- 7.2.7 Consideration will be given to any cumulative impacts that may arise during both the construction and operational periods. However, this proposal does not cover the modelling of

any other local point sources of emissions to air, which may be required to fully address the cumulative impacts.

Reporting

- 7.2.8 The findings of the air quality assessment will be set out as a Chapter of the ES, together with necessary Appendices.

8 LANDSCAPE AND VISUAL IMPACTS

8.1 Introduction

8.1.1 Based on a brief site search of a 5km [radius] study area the principle landscape and visual constraints [receptors] are likely to include;

- The Motorway;
- Public Rights of Way [PRoW];
- Listed Buildings and Scheduled Ancient Monuments; and,
- Local residencies and settlements, including Reading, Burghfield Common and Burghfield.

8.2 Landscape and Visual Impact Assessment Methodology

8.2.1 A key element of the LVIA process involves establishing the sensitivity of the baseline landscape and visual receptors. Criteria thresholds would be established to determine the landscape and visual sensitivity.

8.2.2 Baseline information regarding landscape features and sensitive visual receptors, and the likely change in the landscape character and visual amenity of the site and its surroundings, would be used to identify potential impacts and inform the final scheme as appropriate.

8.2.3 Mitigation measures would then be developed in tandem with the proposals to minimise adverse impacts as part of the iterative design process. Options for screening various components of the scheme will be investigated and adopted as mitigation measures where appropriate.

8.2.4 Criteria thresholds for assessing the degree of change as a result of the scheme will be established, in line with best practice, and the final layout of the scheme will be reviewed to ascertain the magnitude of change in the landscape and in views. Where appropriate the assessment will consider cumulative landscape and visual impacts including those arising from adjacent and nearby proposals, which have planning consent or, which are under construction or operation.

8.3 Zone of Theoretical Visibility

8.3.1 The Zone of Theoretical Visibility Intrusion [ZTV] of a scheme defines the broad area from within which it may be possible to see any part of the proposed works and helps to establish the potential for sensitive visual receptors. The site will not be visible outside this area or will be very difficult to perceive. However, there will still be pockets within this zone from which there are no views of the study area due to the local screening effects of vegetation or other features such as buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as landform, settlements and woodland, can then be evaluated and significant barriers identified to refine the baseline visibility of the proposals. Visual detractors and focal points would also be identified.

8.4 Representative Viewpoints

8.4.1 Within the extent of the ZTV, it would impractical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, representative viewpoints will be

used to assess the impacts on the different range of views towards the site. These viewpoints will be illustrated photographically using a 50mm lens SLR camera or digital camera and the site boundary and significant features will be identified together with landmarks and features in the surrounding area.

- 8.4.2 The number and location of the representative viewpoints will be assessed by desk-based and site surveys and agreed in principal with the LPA landscape officer [if time permits]. Unless otherwise directed by the LPA the number of representative viewpoints will not exceed ten in number.

8.5 Output

- 8.5.1 The report will be written as a standalone report [or for incorporation within and Environmental Assessment] and will include, as a minimum:

- Baseline data assessment, include producing a site-specific methodology in line with new guidance, preparing detailed, site specific and study area, landscape character and planning policy sections of the report. In addition, the local authority's landscape officer would be contacted to agree the location of the representative viewpoints and a photographic survey undertaken from these locations.
- Prepare of supporting illustrative material including the following figures and plates:
 - Figure 1 - Topographical and Drainage plan;
 - Figures 2 - Electronic Zone of Theoretical Visibility [ZTV existing and proposed block plan];
 - Figure 3 - A Visual Context plan and Viewpoint Location Plan;
 - Figure 4 - A Landscape Constraints [and Policy] plan;
 - Figure 5 - A Landscape Character plan; and
 - Plates 1-10 - Key Viewpoint plates [Max 10].
- Produce landscape and visual impact tables and assessment report by assessing the magnitude of change in the landscape and visual amenity as a consequence of the proposals for each potential receptor [including any new representative viewpoints] and describe the potential landscape and visual impacts arising from the proposals during construction and before mitigation [nominally Year 1 –Opening Year], including temporary and permanent effects, direct and indirect effects, short term and long term effects;
- Develop mitigation proposals, in collaboration with the design team, which will avoid or reduce adverse landscape and visual effects or provide compensation where unavoidable, and where possible enhance and safeguard beneficial effects;
- Identify residual impacts on the landscape and visual resource [nominally Year 15];
- Identify the cumulative impacts on the landscape visual resources for identified projects; and
- Evaluate the significance of landscape and visual impacts arising from the proposals in years 1 and 15 after completion.

9 NON-ES CHAPTERS

9.1 Introduction

- 9.1.1 Within the following chapters we seek to screen out all other technical assessments and demonstrate that an ES chapter is not required for these aspects of the development.
- 9.1.2 Instead, these topics will be covered as standalone planning application documents following the normal non-ES format. The proposed scope of each assessment will be detailed within the following Chapters, and we seek to agree that this approach is acceptable.
- 9.1.3 The following chapters are considered to be non-ES; noise, socio-economic impacts, human health impacts, ecology, flood risk, drainage and geotechnical.

10 NOISE

10.1 Introduction

- 10.1.1 The proposed development is located within an allocated waste management site and is some distance from the nearest residential and commercial receptors who may be potentially affected by noise from the proposed site activities.
- 10.1.2 Due to the nature of the proposed activities, particularly from the import of RDF and the combustion process plant and equipment there is potential for noise impact beyond the site boundary and a full assessment should be undertaken in order to quantify these and ensure that where necessary mitigation measures are incorporated into the design of the scheme to protect the amenity of sensitive receptors.

10.2 Scope of works

- 10.2.1 The previous baseline noise measurement survey was undertaken in January 2016. Various changes have occurred in operations in and around the site since the last survey, it is therefore, recommended that an updated noise measurement survey at the previous and any additional noise measurement survey locations is required.
- 10.2.2 A full construction and operational noise impact assessment would be required including an assessment of off-site road traffic noise impact, and fixed and mobile plant operations within the site boundary.
- 10.2.3 The noise impact assessment would be facilitated by the construction of a 3D noise model of the site and the surrounding area, with baseline and operational scenarios generated for the relevant daytime and night time assessment periods. The noise model would be validated using the contemporary noise measurement data obtained, as described above.
- 10.2.4 Noise impact assessment methodology would include, but would not be restricted to: BS 5228, BS 4142, BS 8233, and CRTN/DMRB.
- 10.2.5 As in the previous assessments for the site, it is considered likely that vibration can be scoped out of operational assessment requirements. However, construction vibration effects may still be relevant depending on what demolition and construction methods are to be applied at the site and should be included in the chapter.
- 10.2.6 Where considered necessary, temporary and permanent noise mitigation measures for the construction and operational phases would be suggested in order to ameliorate any potential adverse impacts associated with the proposed development, following the detailed assessment outlined above. Mitigation measures may include perimeter earth screening bunds, acoustic fences, specification of quieter methods or plant and equipment, or equipment enclosures or on-time restrictions.

11 SOCIO-ECONOMIC IMPACTS

11.1 Introduction

- 11.1.1 The assessment of Socio-Economic Impacts considers the potential impacts of development in terms of employment, economic impact and community.
- 11.1.2 These include consideration of employment, business, tourism and land-use issues in and around the development and provide comment where these are likely to be affected by the proposal.
- 11.1.3 The site has been allocated as a waste management site in West Berkshire's Waste Local Plan. This has determined the acceptability of the site in principle in socio-economic terms, we seek to agree that in this case a Socio-Economic Impacts Assessment is not required.
- 11.1.4 If an assessment is required, we propose that an assessment comprises a desk-based study to obtain data on the local population and economy. It will examine the potential impacts of the proposed development on present and future businesses and residential development locally and will consider future employment and socio-economic impacts for the local and wider community.

12 HUMAN HEALTH IMPACT ASSESSMENT

12.1 Introduction

- 12.1.1 Human Health Impact Assessments (HHIA) can be undertaken to consider the effects of development on human health, for example the impacts of emissions via direct inhalation, via uptake through the food chain and drinking water, and via dermal contact with soil and water.
- 12.1.2 In this instance, we seek to agree that given the nature of the proposed development, a standalone HHIA will not be required, and instead impacts on human health will be considered within the relevant technical assessments.
- 12.1.3 Specifically, the Noise Assessment and Air Quality Assessment will consider impacts on residential receptors. The Preliminary Risk Assessment will also consider sources of contamination, pathways and likelihood of exposure. The Transport Assessment will consider safety aspects associated with vehicle movements.

13 ECOLOGY

13.1 Introduction

13.1.1 We propose a non-EIA Ecology Assessment, based on the following methodology.

13.2 Methodology

- 13.2.1 A Preliminary Ecological Appraisal of whole site, this will include engagement with the County Ecologist at the earliest opportunity to determine specific requirements and any immediate concerns/objections they may have to any scheme;
- 13.2.2 Clarification on requirements to protect the local designation covering the site and Local BAP habitats;
- 13.2.3 Requirement to retain any existing biodiversity improvements implemented under previous planning conditions, or what is required to mitigate their loss;
- 13.2.4 Update historical surveys undertaken across the site and revise mitigation accordingly i.e. GCN, Reptile, Badger, Bat) (note GCN eDNA analysis of waterbody already undertaken by Enzygo, 2017).

14 FLOOD RISK

14.1 Current Flood Risk

14.1.1 Figure 3 below shows that the entirety of the Site and site access/egress routes are located within Flood Zone 1; which is land outline the extent of 1 in 1000-year (>0.1% AEP) risk of fluvial (river) flooding, at 'low' risk.

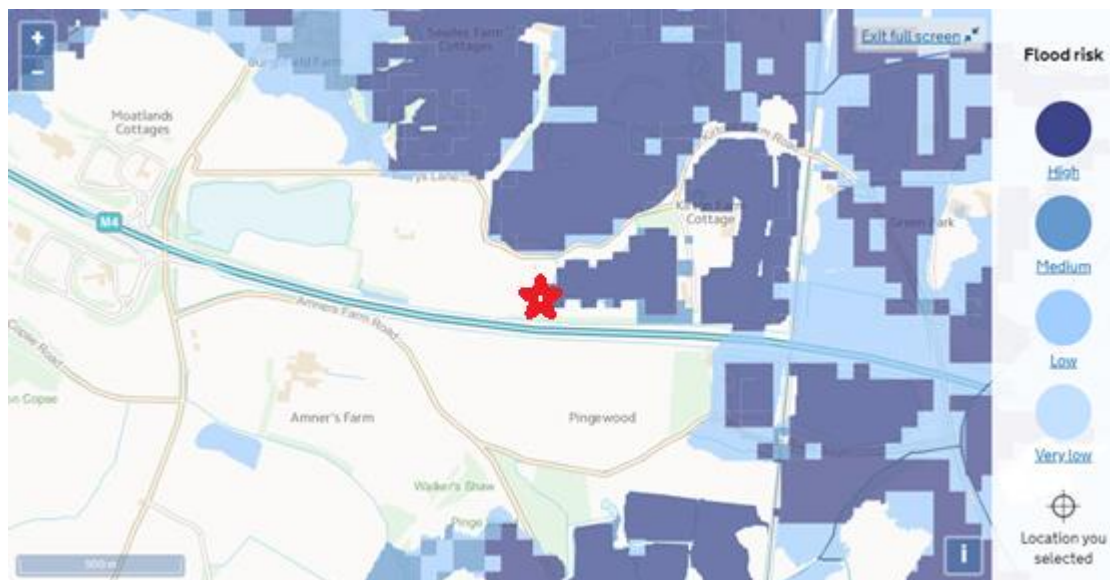


Figure 3: Flood Risk from Rivers and Sea

14.1.2 Environment Agency online surface water mapping (Figure 4) shows the Site is located outside the extent of surface water flooding. Surface water flooding is now being treated similar to fluvial Flood Zones 2 and 3.



Figure 4: Surface Water Flooding (downloaded 09/10/2017)

14.2 Approach to Current Flood Risk

14.2.1 A flood risk assessment (FRA) is required where a development is:

- In Flood Zone 2 or 3 including minor development and change of use.
- More than 1 hectare (ha) in Flood Zone 1.
- Less than 1 ha in Flood Zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs).
- In an area within Flood Zone 1 which has critical drainage problems as notified by the Environment Agency.

14.2.2 The proposal is for an energy from waste facility utilising refuse derived fuel from non-hazardous municipal, commercial and industrial waste sources, which under PPG ID: 7 is defined as 'less vulnerable' use. The site is located within fluvial Flood Zones 1 (low risk), is not at risk of surface water flooding, and is less than 1ha in area.

14.2.3 The development would be compatible with NPPF and PPG ID: 7, however we would recommend undertaking a flood risk and scoping exercise, inclusive of an outline drainage strategy.

14.3 Methodology

14.3.1 Assessment of flood risk using available data (excluding consultations with the water regulators, including: Environment Agency, Lead Local Flood Authority and Water Utilities). The existing and future flood risks to the site from all sources will be assessed (e.g. fluvial, tidal, surface water, groundwater, sewer and infrastructure failure). The effects of climate change using the industry standard advice given in the NPPG and PPG ID: 7 will be accounted for. Mitigation measures will be recommended to manage and mitigate identified flood risks including recommendations on flood resilience and resistance measures.

14.3.2 Obtain flood risk mapping for the site.

14.3.3 Review the Strategic Flood Risk Assessment (SFRA) mapping and online soils and geology mapping as well as borehole logs.

14.3.4 Prepare an outline surface water and foul drainage strategy, detailing options for management of storm water runoff. These would be in accordance with requirement H3 of the building Regulations 2010.

14.3.5 Prepare a short Technical Report, reporting on the above findings.

15 CONCLUSIONS

- 15.1.1 Syn2gen propose the development of a strategic Energy from Waste Facility at Reading Quarry. The proposal is for a 120,000 tonnes per annum Energy from Waste Facility utilising Refuse Derived Fuel (RDF) from non-hazardous municipal, Commercial and Industrial Waste sources.
- 15.1.2 The project falls within Schedule 1 of the EIA Regulations (2017), and the development constitutes EIA due to the scale of the development.
- 15.1.3 We propose ecology, flood risk, human health impacts, noise and socio-economic impacts to be screened out of the ES. However, air quality, transport, and landscape will be included within the ES.



Enzygo specialise in a wide range of technical services:

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