
Former Cox & Wyman Site, Cardiff Road Reading

Environmental Impact Assessment Screening Report

May 2017



Commitment to
Excellence in EIA

Former Cox & Wyman Site, Cardiff Road, Reading

Environmental Impact Assessment Screening Report

Prepared on behalf of Thames Properties Ltd

Job Number:	24325/A5/EIA Screening Report	24325/A5/EIA Screening Report
Status:	Draft	Final
Issue/Rev:	01	02
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1 INTRODUCTION

- 1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Thames Properties Ltd. The report accompanies a request to Reading Borough Council (RBC) to adopt a screening opinion to determine whether the proposed development of 96 residential dwellings and associated access, car parking, open space, landscaping and ancillary works on land at the former Cox & Wyman Site, Cardiff Road, Reading constitutes EIA development.
- 1.2 This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ (the “EIA Regulations”) and in accordance with Regulation 6 of the EIA Regulations, this report contains:
- A plan sufficient to identify the land;
 - a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
 - a description of the aspects of the environment likely to be significantly affected by the development;
 - to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
 - such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

- 1.3 In order to determine whether the proposed development is ‘EIA development’, regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)².

¹ SI 2017/571

² DCLG, 2015, online access: <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/>

- 1.4 EIA development is defined by the EIA Regulations as development:

“likely to have significant effects on the environment by virtue of factors such as its nature, size or location”.

- 1.5 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

- 1.6 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

“Where a local planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development ... the authority ... shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development.”

- 1.7 In order to allow RBC to determine the need for EIA this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan at Appendix 1.

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site (see location plan at Appendix 1) extends to approximately 1.3 hectares (ha) and bounded by roads, comprising Meadow Road to the north, Addison Road to the east, Cardiff Road to the south and Milford Road to the west. The site is located within Reading Borough.
- 2.2 Manufacturing uses are located adjacent to the north of the site and commercial and residential development is located adjacent to the west of the site. Residential development is also located adjacent to the east and south of the site. The Great Western railway line is located approximately 100m to the south of the site, beyond the residential development on the opposite side of Cardiff Road, adjacent to the south of the site. Reading Train Station is located approximately 388m to the south east of the site.
- 2.3 The wider area surrounding the site is characterised by a mixture of commercial, retail, residential and community uses.

Site Description

- 2.4 The site is broadly rectangular, comprising approximately 102,000 square feet (sqft) of vacant industrial and commercial buildings and associated areas of hardstanding, along with very limited areas of amenity grassland and planting, trees, scrub, tall ruderal vegetation and an amenity hedgerow.
- 2.5 Of the existing buildings which occupy the majority of the site, the tallest elements are 9.61m (48.32 metres above ordnance datum (mAOD)) to parapet.

Proposed Development

- 2.6 The proposed development will comprise the demolition of the existing buildings, breaking up of hardstanding at the site and the construction of 96 residential dwellings and associated access, car parking, open space, landscaping and ancillary works.
- 2.7 There are two proposed points of access into the site. One access is proposed on the eastern site boundary utilising the existing point of ingress and egress onto Addison Road and the other is proposed at the opposite end of the site via a proposed access onto Milford Road on the western boundary.

- 2.8 The maximum building height of the proposed development is anticipated to be up to 13.2m (52.05mAOD).

3 SCREENING ASSESSMENT

Introduction

- 3.1 In determining whether the proposed development constitutes EIA development, consideration should be had to the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - Is it located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Would it lead to likely significant effects on the environment.
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

- 3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.
- 3.5 Sensitive Areas are defined in the EIA Regulations as:
- Sites of Special Scientific Interest and European Sites;
 - National Parks, the Broads, and Areas of Outstanding Natural Beauty;
 - World Heritage Sites and Scheduled Monuments.
- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular

location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". At 96 dwellings and approximately 1.3ha, the proposed development does not exceed these thresholds. Nevertheless, the Applicant has decided to request a Screening Opinion to confirm that the proposed development would not be likely to result in significant environmental effects. In order to achieve this Schedule 3 of the EIA Regulations and the PPG need to be taken into account. Information on these are set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- The existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- The absorption capacity of the natural environment.

Potential Impact:

- 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.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

“each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.10 The site does not fall within the criteria or thresholds for Schedule 1 or Schedule 2 development so screening is not mandatory and there is no requirement to consider the potential for cumulative effects with surrounding committed development. However, for information, there is one scheme in the surrounding area that has been approved by RBC:

- St. Martin's Centre, Caversham (planning application ref. 140997) – construction of new and extended retail (use class A1) floorspace, new restaurant (use class A3), new leisure (use class D2) floorspace, residential apartments (use class C3), car park works (including erection of a single storey deck and reconfiguration at ground level) and associated landscaping, surfacing, public realm and shopfront improvement works. This was granted planning permission in March 2015. It is located approximately 610m to the north of the site.

Planning Practice Guidance

- 3.11 Paragraphs 057 and 058 of the PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 1 below sets out indicative criteria and thresholds identified in the PPG along with some of the issues that are most likely to need to be considered in determining the whether a development is likely to be EIA development.

Table 1: Planning Practice Guidance Indicative Screening Criteria

Development type	Indicative criteria and threshold	Key issues to consider
10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas;	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m ² of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise.

- 3.12 Table 2 sets out a review of all off the above criteria and requirements and specifically addresses the proposed development at the site.

Table 2: Screening Assessment for Development on the former Cox & Wyman Site, Cardiff Road, Reading

SCREENING CRITERIA	PROPOSED DEVELOPMENT
1. CHARACTERISTICS OF THE DEVELOPMENT	
(a) Size of the development	
Will the development be out of scale with the existing environment?	No. The site is approximately 1.3ha and comprises previously developed land currently occupied by vacant buildings and hardstanding. The site is located within a heavily urbanised environment which includes the railway line and manufacturing, commercial and residential buildings. The maximum height of the proposed development (up to 13.2m (52.05m AOD)) would be similar to the existing buildings at the site (9.61m (48.32m AOD) to parapet) and in the surrounding area. In light of this context, the proposed development would not be out of context with existing development at the site and in the surrounding area.
Will it lead to further consequential development or works?	No. The proposed development is a discrete proposal and includes all necessary works, including access.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
(b) Accumulation with other development	
Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?	There is one scheme in the surrounding area that has been approved by RBC: St. Martin's Centre, Caversham (planning application ref. 140997) – construction of new and extended retail (use class A1) floorspace, new restaurant (use class A3), new leisure (use class D2) floorspace, residential apartments (use class C3), car park works (including erection of a single storey deck and reconfiguration at ground level) and associated landscaping, surfacing, public realm and shopfront improvement works. This was granted planning permission in March 2015. It is located approximately 610m to the north of the site, with intervening built development. At only 96 dwellings and approximately 1.3ha, the proposed development falls below the thresholds for mandatory screening and is unlikely to lead to significant cumulative effects when considered with the other development.
Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?	No. The proposed development is a discrete project and could proceed independently.
(c) Use of natural resources	
Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?	The demolition, construction and operational phases of the proposed development will use resources in terms of land, water and energy as would be expected for a residential redevelopment.
(d) Production of waste	
Will the development produce wastes during construction or operation or decommissioning?	Demolition and construction waste would be reused and recycled where possible. Significant quantities of demolition and construction waste are not anticipated as a result of the proposed development. It would be managed in accordance with all applicable legislation and disposed of in line with best practice. Operational waste would be disposed of in line with RBC requirements and managed in accordance with all applicable legislation.
(e) Pollution and nuisances	
Will the development release any pollutants or any hazardous, toxic or noxious substances to air?	During the demolition and construction phase of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a construction environmental management plan (CEMP) and is not anticipated to generate significant adverse effects. The CEMP would also ensure that should any asbestos be identified at the site during the demolition and construction phase, construction contractors would use best practice measures to prevent land and water contamination, as well as exposure to construction workers.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	There would be emissions associated with plant and vehicles during the demolition and construction phase and from vehicles during the operation of the proposed development. The number of vehicles travelling to and from the site during the operational phase would be associated with 96 residential dwellings which is not considered to be significant. The proposed development is for residential uses which are not typically 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 would be stored and handled in accordance with relevant legislation.
Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?	Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the demolition and construction or operational phases of the proposed development. A Land Contamination Assessment will be submitted alongside the planning application. In addition, a CEMP will be prepared which will be conditioned as part of the planning permission to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.
Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	The potential exists for noise effects to result from the construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. Lighting would be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP) (2011) Guidance Notes for the Reduction of Obtrusive Light. A Lighting Assessment will be submitted alongside the planning application. No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential development.
Will the development 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?	The development will include the demolition of the existing buildings and breaking up of hardstanding at the site and construction of the proposed residential development. Hydrocarbons will be used as part of the demolition and construction phases of the development. This would involve plant and vehicle fuel and lubricants. A Land Contamination Assessment will be submitted alongside the planning application. In addition, a CEMP will be prepared which will be conditioned as part of the planning permission to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. According to the Environment Agency website, the majority of the site is located in an area of low risk (Flood Zone 1) from river flooding, except for

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	northern, southern, eastern and western parts of the site boundary which are identified as being in an area of medium risk (Flood Zone 2) from river flooding. The site is surrounded by Flood Zone 2 and will be treated as this for the purposes of preparing the Flood Risk Assessment in support of the proposed development. To prevent internal flooding of any aspect of the proposed development which falls within Flood Zone 2, the modelled peak flood levels will be obtained from the Environment Agency and the ground floor level will be set above this level. Surface water run-off and foul water drainage will be managed on-site during the demolition, construction and operational phases. Sustainable drainage would be considered and appropriate drainage design would be included within the planning application documents including the Flood Risk Assessment (FRA).
(f) Risk of accidents, having regard in particular to substances or technologies used	
Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?	During the demolition and construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development does not involve users dealing with hazardous substances.
Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?	During the demolition and construction phase, certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The CEMP would ensure that should any asbestos be identified at the site during the demolition and construction phase, construction contractors would use best practice measures to prevent land and water contamination, as well as exposure to construction workers. The operational development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.
Other characteristics	
Potential physical changes (topography, land use, changes in water bodies etc.) from construction, operation or decommissioning of the development?	The principal land use will change from vacant, previously developed land containing buildings associated with the previous industrial uses at the site to residential dwellings. No significant changes to the topography of the site are anticipated. There will be no changes to water bodies.
2. LOCATION OF THE DEVELOPMENT	
(a) Existing land use	
Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?	The site contains vacant buildings formerly used for industrial and commercial purposes and hardstanding. The proposed residential development is not considered likely to affect the surrounding areas and the built up area of Reading as this comprises similar land uses.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Is the development located in a previously undeveloped area where there will be loss of greenfield land?	The proposed development will not result in the loss of greenfield land as it comprises a previously developed site.
(b) Relative abundance, quality and regenerative capacity of natural resources in the area*	
Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development? • groundwater resources • surface waters • forestry • agriculture • fisheries • tourism • minerals	According to the Environment Agency website, the majority of the site is located in an area of low risk (Flood Zone 1) from river flooding, except for northern, southern, eastern and western parts of the site boundary which are identified as being in an area of medium risk (Flood Zone 2) from river flooding. The site is surrounded by Flood Zone 2 and will be treated as this for planning assessment purposes. To prevent internal flooding of any aspect of the proposed development that falls in Flood Zone 2, the modelled peak flood levels will be obtained from the Environment Agency and the ground floor level will be set above this level. The site is not located within a groundwater Source Protection Zone (SPZ) and there are no groundwater SPZs adjacent to the site. None of the other features are present in or adjacent to the site.
(c) Absorption capacity of the natural environment**	
Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?	The site is not located within or close to any sensitive areas, within the meaning of the EIA Regulations. The nearest such site is the Reading Abbey (a Cluniac and Benedictine monastery and Civil War earthwork) scheduled monument, located approximately 840m to the south east of the site. The Chilterns Area of Outstanding Natural Beauty (AONB) is located approximately 2km to the north west of the site and the North Wessex Downs AONB is located approximately 4.9km to the north west of the site. A Major Landscape Feature designated in the RBC Local Plan is located approximately 290m to the north of the site. Both AONBs and the Major Landscape Feature would not be affected directly or indirectly by the proposed development due to their distance from the proposals and the intervening built form, and also because built development on the site would not significantly increase on the existing. There are no Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites within 5km of the site. The nearest Local Nature Reserve (LNR) to the site is Lousehill Copse, located approximately 2.5km to the south west of the site. There are approximately eight other LNRs within 5km of the site. Cow Lane Depot Local Wildlife Site is located approximately 250m to the south west of the site. Grass Hill and Warren Court Wood and Woodrow Court Woods, which comprise part of the Warren Woodlands Local Wildlife Site are located approximately 750m to the north of the site. Preliminary ecology work undertaken at the site has identified that it is considered highly unlikely that the

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	proposals will result in significant harm to biodiversity. The nearest scheduled monument to the site is Reading Abbey (a Cluniac and Benedictine monastery and Civil War earthwork), located approximately 840m to the south east of the site. The second nearest scheduled monument to the site is High Bridge, located approximately 1km to the south east of the site. There are no other scheduled monuments within 5km of the site. Preliminary heritage work undertaken at the site has identified that the impact of the proposals for demolition of all buildings and construction of new dwellings on the site would be low. The nearest listed building to the site is the Grade II listed Regent Place, located approximately 300m to the south east of the site. The second nearest listed building to the site is the Grade II listed 29 and 31 Caversham Road, located approximately 375m to the south east of the site. The nearest conservation area to the site is St. Peters conservation area, located approximately 525m to the north of the site. The second nearest conservation area to the site is Russell Street/ Castle Hill conservation area, located approximately 680m to the south of the site. The above features would not be affected directly or indirectly by the proposed development due to their distance from the proposals and the intervening built form, and also because built development on the site would not significantly increase on the existing. A Heritage Statement will be submitted with the planning application.
Are there any other areas on or around the location which are important or sensitive for reasons of: • wetlands; • coastal zones • mountains and forest areas; • nature reserves and parks; • Special Protection Areas and Special Areas of Conservation; • Areas in which environmental quality standards laid down in EU legislation have already been exceeded • Densely populated areas • Landscapes of historical, cultural or archaeological significance.	See above. The site is located within the Reading Air Quality Management Area (AQMA), designated for exceedances of nitrogen dioxide (NO₂). Dust generation during the demolition and construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The operational phase of the proposed development would generate traffic movements associated with 96 residential dwellings, which are not anticipated to generate significant adverse effects on air quality and noise. An Air Quality Assessment and a Noise Assessment will be submitted with the planning application.
Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?	The site is not located within a designated site for nature conservation. An ecological survey will be undertaken and submitted with the planning application. Preliminary ecology work undertaken at the site has identified that it is considered highly unlikely that the proposals will result in significant harm to biodiversity. It has also identified that the site is dominated by habitats of negligible to low ecological value.
Are there any inland, coastal, marine or underground waters on or around the location which could be affected?	According to the Environment Agency website, the majority of the site is located in an area of low risk (Flood Zone 1) from river flooding, except for

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	northern, southern, eastern and western parts of the site boundary which are identified as being in an area of medium risk (Flood Zone 2) from river flooding. The site is surrounded by Flood Zone 2 and will be treated as this for planning assessment purposes. To prevent internal flooding of any aspect of the proposed development that falls within Flood Zone 2, the modelled peak flood levels will be obtained from the Environment Agency and the ground floor level will be set above this level. The site is not located within or close to a groundwater SPZ. No other water bodies would be expected to be significantly affected by the proposed development.
Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?	The site is not located within or adjacent to a groundwater source protection zone.
Are there any areas or features of high landscape or scenic value on or around the location which could be affected?	As stated above, the Chilterns AONB is located approximately 2km to the north west of the site and the North Wessex Downs AONB is located approximately 4.9km to the north west of the site. A Major Landscape Feature designated in the RBC Local Plan is located approximately 290m to the north of the site. Both AONBs and the Major Landscape Feature would not be affected directly or indirectly by the proposed development. These features would not be affected directly or indirectly by the proposed development due to their distance from the proposals and the intervening built form, and also because built development on the site would not significantly increase on the existing.
Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?	The site is bounded by roads, comprising Meadow Road to the north, Addison Road to the east, Cardiff Road to the south and Milford Road to the west. There are two proposed points of access into the site. One access is proposed on the eastern site boundary utilising the existing point of ingress and egress onto Addison Road and the other is proposed at the opposite end of the site via a proposed access onto Milford Road on the western boundary.
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?	The demolition and construction phase of the proposed development would involve changes to traffic movements (e.g. use of heavy goods vehicles (HGV)). Demolition and construction phase traffic would use the primary road network, seeking appropriate routing to minimise effects on any potentially sensitive nearby uses. There is likely to be an increased number of vehicles using the local road network once the proposed development is operational. A Transport Assessment would be submitted in support of the planning application. Any potential noise effects on future residents of the proposed development from the railway line approximately 100m to the south of the site would be mitigated in the detailed design of the development. A Noise Assessment will be submitted with the planning application.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Is the development in a location where it is likely to be highly visible to many people?	The potential for local views of the site exists from adjacent and nearby roads, commercial and residential development.
Are there any areas or features of historic or cultural importance on or around the location which could be affected?	As previously stated, the nearest scheduled monument to the site is Reading Abbey (a Cluniac and Benedictine monastery and Civil War earthwork), located approximately 840m to the south east of the site. The second nearest scheduled monument to the site is High Bridge, located approximately 1km to the south east of the site. There are no other scheduled monuments within 5km of the site. The nearest listed building to the site is the Grade II listed Regent Place, located approximately 300m to the south east of the site. The second nearest listed building to the site is the Grade II listed 29 and 31 Caversham Road, located approximately 375m to the south east of the site. The nearest conservation area to the site is St. Peters conservation area, located approximately 525m to the north of the site. The second nearest conservation area to the site is Russell Street/ Castle Hill conservation area, located approximately 680m to the south of the site. It is considered these features are too distant from the site to be directly or indirectly significantly affected by the proposals. A Heritage Statement will be submitted with the planning application
Are there any areas on or around the location which are densely populated or built up, which could be affected?	Manufacturing uses are located adjacent to the north of the site and commercial and residential development is located adjacent to the west of the site. Residential development is also located adjacent to the east and south of the site. Best practice mitigation measures implemented throughout the demolition and construction works would minimise any adverse effects during the demolition and construction phase. Given the proposed use of the site, it is not anticipated there would be any significant adverse effects during the operation of the proposed development. The residential use would be assimilated within the adjacent residential and commercial area.
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?	The site is located within the Reading AQMA, designated for exceedances of NO ₂ . Dust generation during the demolition and construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The operational phase of the proposed development would generate traffic movements associated with 96 residential dwellings, which are not anticipated to generate significant adverse effects on air quality and noise. An Air Quality Assessment and Noise Assessment will be submitted with planning application.
Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?	According to the Environment Agency website, the majority of the site is located in an area of low risk (Flood Zone 1) from river flooding, except for northern, southern, eastern and western parts of the site boundary which are identified as being in an area of medium risk (Flood Zone 2) from river flooding. The

SCREENING CRITERIA	PROPOSED DEVELOPMENT
	site is surrounded by Flood Zone 2 and will be treated as this for planning assessment purposes. To prevent the internal flooding of any aspect of the proposed development that falls within Flood Zone 2, the modelled peak flood levels will be obtained from the Environment Agency and the ground floor level will be set above this level. An FRA would be submitted in support of the planning application. The site is not located within a groundwater SPZ. The site is located within the Reading AQMA, designated for exceedances of NO₂. An Air Quality Assessment will be submitted with planning application. The site is not considered susceptible to any other hazards.
CHARACTERISTICS OF THE POTENTIAL IMPACT	
(a) Extent of the impact	
Will the effect extend over a large area?	No. This is confined to the site (approximately 1.3ha) and the land immediately adjacent.
Will many people be affected?	Residents and occupiers adjacent to the site will be affected by the proposed development during the demolition and construction phase. Adverse effects would be temporary and minimised through the implementation of a CEMP. It is not considered that people would be significantly affected by the proposed development once operational.
(b) Transboundary nature of the impact	
Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).	No.
(c) Magnitude and complexity of the impact	
Will there be a large change in environmental conditions?	No.
Will the effect be unusual in the area or particularly complex?	No.
Will many receptors other than people (fauna and flora, businesses, facilities) be affected?	This is considered to be unlikely. An ecological survey will accompany the planning application.
Will valuable or scarce features or resources be affected?	No.
Is there a risk that environmental standards will be breached?	No.
Is there a risk that protected sites, areas, and features will be affected?	No.
(d) Probability of the impact	
Is there a high probability of the effect occurring?	The effects of the proposed development can be clearly established and the probability of any effects determined with reasonable confidence.

SCREENING CRITERIA	PROPOSED DEVELOPMENT
Is there a low probability of a potentially highly significant effect?	As above.
(e) Duration, frequency and reversibility of the impact	
Will the effect continue for a long time?	Demolition and construction effects would be short term in duration and the operational effects would be long term.
Will the effect be permanent rather than temporary?	Demolition and operational effects would be permanent. Construction effects would be temporary.
Will the impact be continuous rather than intermittent?	Demolition and construction – intermittent Operation – continuous
If intermittent, will it be frequent rather than rare?	Frequent.
Will the impact be irreversible?	Demolition and construction – Yes Operation - No
Will it be difficult to avoid or reduce or repair or compensate for the effect?	No.

4 CONCLUSION

- 4.1 The screening assessment has considered whether the demolition of existing buildings and breaking up of hardstanding and the proposed development of 96 residential dwellings and associated access, car parking, open space, landscaping and ancillary works on land at the former Cox & Wyman Site, Cardiff Road, Reading is likely to give rise to significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations and at approximately 1.3ha in area and at 96 dwellings, the proposed development falls below the indicative thresholds of 5ha and 150 dwellings. It is therefore not considered to comprise Schedule 2 development. However, the Applicant is requesting a Screening Opinion from the RBC to confirm that it would not give rise to likely significant effects on the environment and that EIA is not required to support a forthcoming planning application.
- 4.3 Despite it falling below the thresholds for Schedule 2 development, the proposed development's potential cumulation with other proposed development has been considered in the assessment. With regard to the indicative criteria and thresholds identified in the PPG (set out in Table 1 above), it is considered that the proposals would be in keeping with the current nature and scale of the surrounding development. The proposed development alone and in cumulation with other proposed development is below the 1,000 dwelling threshold in the PPG, where significant urbanising effects could occur.
- 4.4 During demolition and construction, the potential increases in traffic, emissions and noise will be temporary, commensurate with a typical construction site and will be within the context of an existing urbanised, residential and commercial setting. The site makes efficient use of previously developed land and is not located within a sensitive area. Construction and demolition phase effects would be mitigated through the implementation of standard mitigation measures through a CEMP. Operational phase increases in traffic, emissions and noise are not anticipated to be significant.
- 4.5 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be small scale and effects could be managed in accordance with standard methods. The

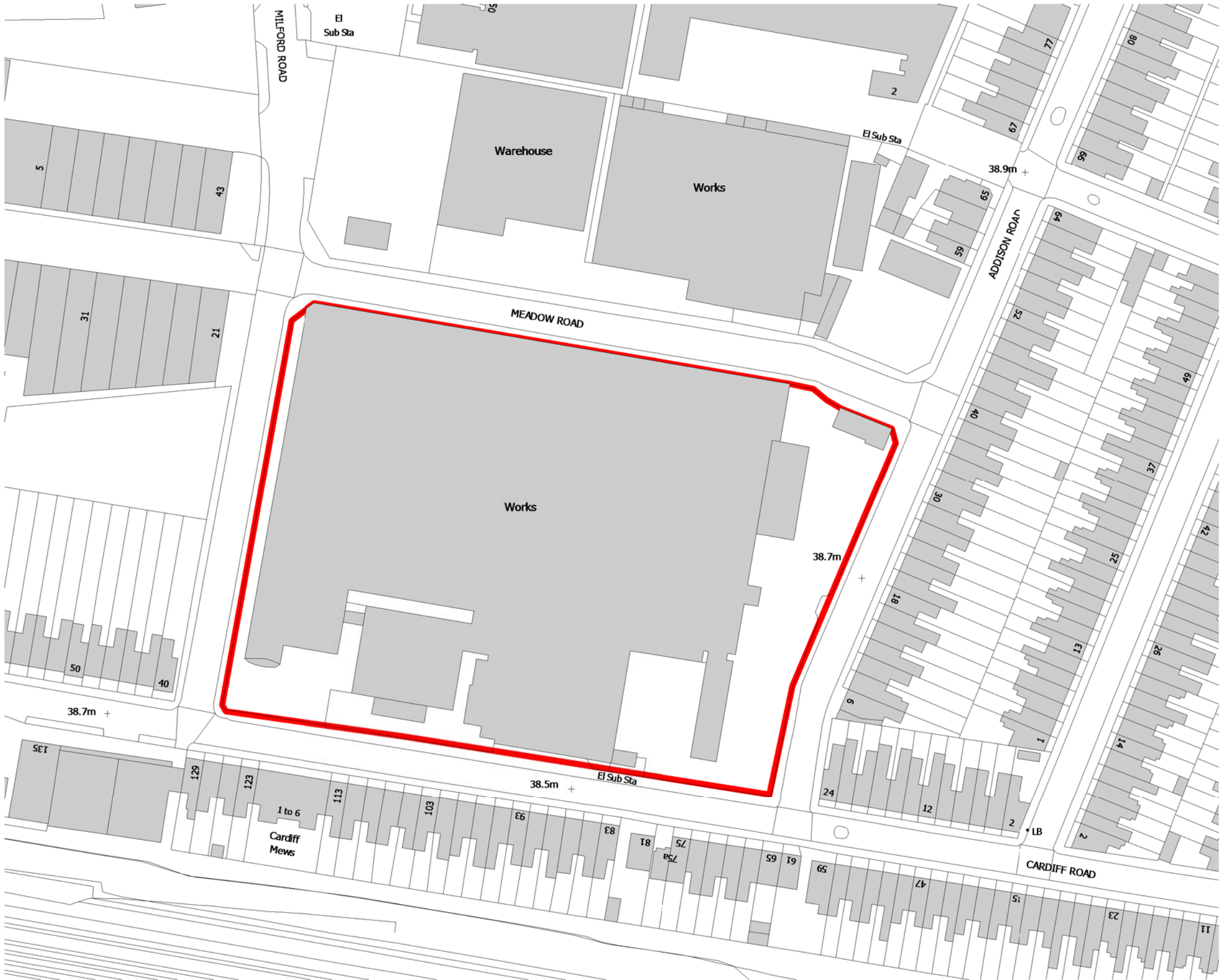
proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

4.6 In accordance with validation requirements, the following documents relevant to this screening assessment will be submitted in support of the planning application:

- Phase 1 Ecological Survey;
- Arboricultural Survey and Impact Assessment;
- Flood Risk Assessment and Drainage Strategy;
- Transport Assessment;
- Travel Plan
- Noise Assessment;
- Air Quality Assessment;
- Utilities Assessment and Strategy;
- Heritage Statement;
- Land Contamination Assessment;
- Lighting Assessment; and
- Daylight and Sunlight Assessment.

APPENDIX 1

SITE LOCATION PLAN



Site Boundary
1.31 Ha

Project

Richfield Avenue
Reading

Drawing Title

Location Plan
Cardiff Road

Date

10/14/15

Project No

24325

Scale

1 : 1000 @ A3

Drawing No

PL-101

Drawn by

TM

Check by

TM

Revision

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