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Date: 4th July 2017

Your contact is: **Susanna Bedford - Principal Planner**

Dear Sirs,

Application: 170846 /SCR

Description: Request for screening opinion for the demolition of existing buildings and the erection of 96 dwellings with associated works.

Location: Former Cox & Wyman Site, Cardiff Road, Reading, RG1 8EX

I write in connection with the above Screening Opinion, submitted in accordance with Regulation 6 (6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Proposed Development

The proposal is for the demolition of the existing buildings; breaking up of hardstanding within the site and the erection of 96 residential dwellings with associated access (from Addison Road and Milford Road), car parking, open space, landscaping and ancillary works.

The application site is 1.3ha in size, and located within Flood Zone 2, an air quality management area, an area for potentially contaminated land and there is a Tree Preservation Order within the site boundary.

Screening Opinion

A Screening Opinion is required to be undertaken by this Council on the above proposal to consider whether the proposal would fall within Schedule 1 or Schedule 2 of the above Regulations, and whether or not the proposal is an Environment Impact Assessment (EIA) development, and therefore whether an Environmental Statement (ES) is required to be submitted with any subsequent planning application.

- It is the Council's opinion that the development does not fall within Schedule 1 of the EIA Regulations.
- It is the Council's opinion that the proposed development falls within Schedule 2 Paragraph 10 (b) (urban development projects).

The proposal has therefore been assessed under the following thresholds and criteria:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
- (ii) the development includes more than 150 dwellings; or*
- (iii) the overall area of the development exceeds 5 hectares.*

The proposed development does not exceed above thresholds. However the applicant is seeking to confirm the proposed development would not be likely to result in significant environmental effects. Therefore Schedule 3 of the EIA Regulations are considered below:

Characteristics of development

1. The characteristics of development must be considered with particular regard to—

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

The nature and scale of the development is such that it would not lead to a significant environmental impact to the wider area and is not of more than local importance.

Location of development

2.—(1) The environmental sensitivity of geographical areas likely to be affected by

development must be considered, with particular regard, to—

- (a) the existing and approved land use;*
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources*

*(including soil, land, water and biodiversity) in the area and its underground;
(c) the absorption capacity of the natural environment, paying particular attention to the following areas—*

- (i) wetlands, riparian areas, river mouths;*
- (ii) coastal zones and the marine environment;*
- (iii) mountain and forest areas;*
- (iv) nature reserves and parks;*
- (v) European sites and other areas classified or protected under national legislation;*
- (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
- (vii) densely populated areas;*
- (viii) landscapes and sites of historical, cultural or archaeological significance.*

- The site is not located within a sensitive area as defined in the 2017 Regulations.

Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

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

The cumulative impact of the proposed development with other permitted schemes in the area is not considered to result in significant effects.

Conclusion

In accordance with The Town and Country (Environmental Impact Assessment) Regulations 2017, the Local Planning Authority hereby adopts a Screening Opinion

to the effect that the development proposed as per your submissions received 24th May 2017 is not development that is likely to have significant effects on the environment by virtue of factors such as its size, nature or location. Accordingly, an Environmental Statement is not required to accompany the planning application.

Please note that this letter is provided without prejudice to the consideration and determination of any planning application to which the Screening Opinion relates.

Please contact me if you require any clarification of the above.

Yours sincerely,

Susanna Bedford

Susanna Bedford - Principal Planning Officer (Monday- Wednesday)

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