



Yield Hall Place 1 and 2, The Oracle, Reading

Environmental Statement Volume 1 – Main Text and Figures

On behalf of **The Oracle Limited Partnership**

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Abbreviations

ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AVR	Accurate Visual Representations
CEMP	Construction Environmental Management Plan
EA	Environment Agency
EcIA	Ecological Impact Assessment
EIA	Environmental Impact Assessment
ES	Environmental Statement
FRA	Flood Risk Assessment
FWMA	Flood and Water Management Act
Ha	Hectares
HTVIA	Heritage, Townscape and Visual Impact Assessment
IEMA	Institute of Environmental Assessment and Management
Km	Kilometre
LEMP	Landscape and Ecological Management Plan
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority
LWS	Local Wildlife Site
m	Metres
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
PBRA	Preliminary Bat Roost Assessment
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RBC	Reading Borough Council
SAC	Special Area of Conservation
SPA	Special Protection Area
SSSI	Site of Specific Scientific Interest
sqm	Square metres
SuDS	Sustainable Drainage System
TCA	Townscaper Character Areas

GLOSSARY

Within this Environmental Statement, the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Applicant	The Oracle Limited Partnership
Site	Two parcels of land both located at the eastern end of the Oracle Shopping Centre in Reading town centre
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES, this phase refers to the Development when fully built and operational.
Construction	The construction phase of the Development is anticipated to commence in September 2025 and April 2027, subject to gaining planning permission, and span approximately 24 months from commencement.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	▪ A mixed-use development comprising part demolition of the former Debenhams department store, and construction of a new building comprising primarily residential dwellings with some commercial uses (the Yield Hall Place 1 Development); and ▪ A mixed-use development comprising demolition of existing buildings including the former Vue Cinema, and construction of a new building comprising a replacement cinema, residential dwellings, and commercial uses (the Yield Hall Place 2 Development).
Effect	A physical or measurable change to the environment attributable to the project.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.
Local Wildlife Site (LWS)	Local Wildlife Sites are non-statutory sites with 'substantive nature conservation value'. They are defined areas, identified and selected

	for their nature conservation value, based on important, distinctive and threatened habitats and species with a national, region
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Nature Conservation Importance (SNCI)	Sites of Nature Conservation Importance (SNCI) are amongst the best sites for wildlife in the County. They are a comprehensive suite of local wildlife sites that are of high value for biodiversity, with habitats and species that are uncommon in the County and sometimes further afield.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.