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Our Ref: PL/24/0828
Your Ref: 3326 10561

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29th August 2024

Your contact is: Mr Jonathan Markwell, Planning

Dear Ms Mescall,

Planning Reference: PL/24/0828

Description of development: Request for an EIA Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 with regard to the proposed redevelopment of land at Norman Place, Reading. More specifically, this proposes: the demolition of the Covea Insurance building and the construction of up to 300 build-to-rent residential dwellings within buildings up to 11 storeys with commercial use on the ground floor; approximately 30 car parking spaces; access from Norman Place; and associated infrastructure.

Location: Land at Norman Place, Reading, RG1.

Information considered: Letter from Stantec 'RE: Land at Norman Place, Reading' Ref: 3326 10561, dated & received 27/06/2024; Land at Norman Place, Reading, Environmental Impact Assessment Screening Report by Stantec, Ref 332610561 Rev 02, dated July 2024, as received 24/07/2024.

Screening opinion:

It is considered that the proposal does not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the EIA Regulations 2017). The proposal falls within the description at paragraph 10(b) of Schedule 2 and exceeds the threshold of including more than 150 dwellings in column 2. Therefore **the Council considers the proposal to be 'Schedule 2 development' within the meaning of the EIA Regulations 2017.**

Accordingly, the Council has considered if the proposed development is likely to have significant effects on the environment. In determining such effects, the Council has taken into account the criteria for screening Schedule 2 development set out in Schedule 3 of the Regulations. These are the characteristics of the development, its location and the types and characteristics of the potential impact. Based upon the description of the development provided and the information provided in your submission received on 24/07/2024, the local planning authority has concluded that **the potential environmental effects on these issues are not so significant as to justify the proposals constituting EIA development.**

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017 (the timeframe having been agreed to be extended until Friday 30th August 2024, as per correspondence on Tuesday 30th July 2024, the Council hereby considers that the proposed development described in your request and the documents submitted with it **is NOT 'EIA development'**, within the meaning of the EIA Regulations 2017, and hence **a negative screening opinion is hereby adopted**.

Informative

Please note that this screening opinion is provided without prejudice to the formal decision of the Council on this or any other separate application which may subsequently be submitted.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer
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