

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS  
2017 SCREENING MATRIX**

| <b>1. CASE DETAILS</b>                                                                                                                                              |                                      |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Case Reference</b>                                                                                                                                               | PL/24/0828                           | <b>Brief description of the project / development</b> | Request for a Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for 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. |
| <b>Applicant</b>                                                                                                                                                    | Stantec on behalf of Packaged Living |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LPA</b>                                                                                                                                                          | Reading Borough Council              |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>2. EIA DETAILS</b>                                                                                                                                               |                                      |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?</b>                                                                        |                                      |                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>If YES, which description of development (THEN GO TO Q4)</b>                                                                                                     |                                      |                                                       | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Is the project Schedule 2 development under the EIA Regulations?</b>                                                                                             |                                      |                                                       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>If YES, under which description of development in Column 1 and Column 2?</b>                                                                                     |                                      |                                                       | Part 10 (Infrastructure projects)<br>(b) urban development projects<br>(ii) the development includes more than 150 dwellings                                                                                                                                                                                                                                                                                                             |
| <b>Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?</b>                                      |                                      |                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>If YES, which area?</b>                                                                                                                                          |                                      |                                                       | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Are the applicable thresholds/criteria in Column 2 exceeded/met?</b>                                                                                             |                                      |                                                       | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>If yes, which applicable threshold/criteria?</b>                                                                                                                 |                                      |                                                       | More than 150 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>3. LPA/SOS SCREENING</b>                                                                                                                                         |                                      |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)</b> |                                      |                                                       | No                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>If yes, is a copy of the SO/SD on the file?</b>                                                                                                                  |                                      |                                                       | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>If yes, is the SO/SD positive?</b>                                                                                                                               |                                      |                                                       | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>4. ENVIRONMENTAL STATEMENT</b>                                                                                                                                   |                                      |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?</b>                                                |                                      |                                                       | No / not applicable                                                                                                                                                                                                                                                                                                                                                                                                                      |

| A Screening Criteria Question                                                                                                                                                                     |  | B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)                |                                                                                                                                                                                                                                                           | C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                                                                                                                                                                   |  | Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s) |                                                                                                                                                                                                                                                           | Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact?<br>If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold</b> . |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5. NATURAL RESOURCES                                                                                                                                                                              |  |                                                                                                              |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?                                               |  | No                                                                                                           | Applicant acknowledges that there will be changes during demolition/construction stages (e.g. excavation for foundations), but no changes aside from landscaping enhancements once the development is complete.<br><br>No decommissioning is anticipated. | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply? |  | Yes                                                                                                          | Use of water is acknowledged, although the applicant specifies that this would be expected for an urban development project.                                                                                                                              | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The applicant specifies that water and energy saving measures will be secured, with energy and sustainability statements to be submitted with any application.<br><br>Potential effects on nature resources during demolition/construction can be managed through the demolition/construction method statement (referenced by the applicant as a Demolition / Construction Environmental Management Plan (D/CEMP)) |

| <b>A Screening Criteria Question</b>                                                                                                                                                                                    | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>5.3</b> Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals? | Yes                                                                                                  | <p>The LPA note that the adjoining River Thames is a Major Landscape Feature, and an existing green link. Parts of land adjoining the River Thames are important areas of open space</p> <p>The applicant considers that the site is not located within, or near an area of important, high quality or scarce resources that would be affected by the project, with the site within the urbanised area of Reading.</p> | No                                                                                                                                              | These matters could be dealt with by normal planning practice, without a significant effect being likely in terms of any impact on the special features which led to their designation.                                                                                                                                                                                                                                                                              |
| <b>6. WASTE</b>                                                                                                                                                                                                         |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>6.1</b> Will the project produce solid wastes during construction or operation or decommissioning?                                                                                                                   | Yes                                                                                                  | <p>The applicant acknowledges that site redevelopment will inevitably result in waste material being created, with waste also generated once the proposed development is occupied.</p> <p>No decommissioning is anticipated.</p>                                                                                                                                                                                       | No                                                                                                                                              | <p>The applicant specifies that demolition / construction waste will be managed carefully.</p> <p>The applicant also states that it will be demonstrated how the proposed development will minimise waste and repurpose suitable demolition material.</p> <p>The applicant states that a Site Waste Management Plan (SWMP) will manage waste during the demolition/construction stages and that significant quantities of operational waste are not anticipated.</p> |
| <b>7. POLLUTION AND NUISANCES</b>                                                                                                                                                                                       |                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>7.1</b> Will the project release pollutants or any hazardous, toxic or noxious substances to air?                                                                                                                    | Yes                                                                                                  | The applicant acknowledges that the site is within an air quality management area and that the proposals would result in the generation of dust at the demolition stage. It is also recognised that plant and vehicles potentially result in the emission of particulate matter. The applicant also                                                                                                                    | No                                                                                                                                              | <p>These matters could be dealt with by normal planning practice, without a significant effect being likely.</p> <p>The applicant outlines that a D/CEMP will secure a series of measures. Other transport based</p>                                                                                                                                                                                                                                                 |

| <b>A Screening Criteria Question</b>                                                                                                                                                    | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                                                                                                                                                                                         |                                                                                                      | conceded that limited emissions may arise once the development is occupied.                                                                                                                                                                                                                                                                                                                                                                      | <p>measures, such as cycle parking, EV charging points and a Travel Plan would provide mitigation.</p> <p>No hazardous, toxic or noxious air emissions are anticipated from the proposed uses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>7.2</b> Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?                                                                   | Yes                                                                                                  | <p>The applicant considers that intermittent / temporary noise and vibrations may arise during the demolition / construction stages.</p> <p>Moreover, the LPA consider that the proposed commercial uses could also generate noise and vibrations too (e.g. from gym uses).</p> <p>In addition, light pollution from the proposed use and external spaces could impact on adjoining River Thames (a Major Landscape Feature and green link).</p> | <p>No</p> <p>These matters could be dealt with by normal planning practice, without a significant effect being likely.</p> <p>The applicant considers noise/vibrations during demolition / construction can be managed through the D/CEMP (following best practice). Lighting will be designed in accordance with British Standards and related specialist guidance.</p> <p>No heat, energy or electromagnetic radiation will be caused or released by the proposed development.</p> <p>The LPA consider that noise / vibrations once the development is occupied are likely to be able to be managed through a series of conditions, ensuring no significant effects are likely.</p> |
| <b>7.3</b> Will the project 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? | Yes                                                                                                  | Potentially, given that there is potential for contaminated land at the site (with former uses involving iron works, a garage on the site of an old paint works, and timber works, in association with the close vicinity of the site to the River Thames (parts of the site are within Flood Zones                                                                                                                                              | <p>No</p> <p>These matters could be dealt with by normal planning practice, without a significant effect being likely. As such, significant effects are unlikely, as the impacts are likely to be able to be managed through a contaminated land report (and subsequently mitigated, if necessary, and monitored). In addition, this can also be managed</p>                                                                                                                                                                                                                                                                                                                          |

| <b>A Screening Criteria Question</b>                                                                                                                                                                                                   | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b> |                                                              | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                                                                                                                                                                                                                                        |                                                                                                      | 2 and 3, as well as the majority being within Flood Zone 1). |                                                                                                                                                 | through the D/CEMP, SuDS / drainage strategy and the FRA, with submissions required at application stage.                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>7.4</b> 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 by the project?       | Yes                                                                                                  | The site is in an air quality management area.               | No                                                                                                                                              | Whilst it is recognised that excess NO2 is evident along Vastern Road, these matters could be dealt with by normal planning practice, with management of the impacts such that the effects are unlikely to be significant. The impact of development on this scale, when viewed cumulatively, would be of the magnitude necessary to justify this being an EIA development. As well as AQMA mitigation, the D/CEMP, Transport Assessment and Travel Plan will assist in reducing the potential impacts. |
| <b>8. POPULATION AND HUMAN HEALTH</b>                                                                                                                                                                                                  |                                                                                                      |                                                              |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>8.1</b> Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?                                            | Yes                                                                                                  | If no mitigation is proposed.                                | No                                                                                                                                              | Owing to the existing / proposed uses not involving any hazardous substances, together with mitigation and safeguards being put in place through the D/CEMP, FRA and SuDS strategies, no risk of major accidents would be anticipated.                                                                                                                                                                                                                                                                  |
| <b>8.2</b> Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution) | Yes                                                                                                  | If no mitigation is proposed.                                | No                                                                                                                                              | The redevelopment of the site has the potential to present a risk to the health of existing nearby and future occupiers, if mitigation measures and safeguards are not put in place. Measures such as the D/CEMP, FRA, AQA, Transport Assessment, SuDS and SWMP would all assist in these regards, together with a series of other conditions (e.g. noise), meaning these matters could be dealt with by normal planning practice.                                                                      |

| A Screening Criteria Question                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)                                                                                                                                                                                              | C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| <b>9. WATER RESOURCES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>9.1</b> Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?                                                                                                                                                                                                                                                                                                                                                                    | Yes<br>The site is adjacent to the River Thames (parts of the site are within Flood Zones 2 and 3, as well as the majority being within Flood Zone 1). There is also an existing culverted watercourse in the southern part of the site, adjacent to the Vastern Road pedestrian pavement. | No<br>Whilst the identified site constraints are acknowledged, these matters could be dealt with by normal planning practice (through the FRA and SuDS / drainage strategies), with management of the impacts such that the effects are unlikely to be significant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>10. BIODIVERSITY (SPECIES AND HABITATS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>10.1</b> Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))). | Yes<br>The adjacent River Thames is a Major Landscape Feature, and an existing green link. The River Thames is also a "Priority Habitat". Parts of land adjoining the River Thames are important areas of open space.                                                                      | No<br>Whilst the identified site constraints are acknowledged, these matters could be dealt with by normal planning practice (through the D/CEMP, BNG and related matters), with management of the impacts such that the effects are unlikely to be significant.<br><br>GS Ecology, RBC's ecology consultants, comment as follows:<br><br>The application is accompanied by an Environmental Impact Assessment Screening Report (Stantec, July 2024) which sets out on pages 20 and 21, why from an ecology perspective, the development does not constitute an Environmental Impact Assessment development, as set out in The EIA Regulations. Our advice is that this assessment is correct.<br><br>However, and for the avoidance of any doubt, any planning application must include an Ecological |

| <b>A Screening Criteria Question</b>                                                                                                                                                                                                                                                                                                                                                                       | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b> |                                                                                                                                                                                                                                   | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b> |                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                      |                                                                                                                                                                                                                                   |                                                                                                                                                 | Impact Assessment (EcIA) prepared in accordance with CIEEM guidelines. This assessment should that sets out what impact the development will have on the ecology of the site and include a biodiversity net gain (BNG) calculation demonstrating how the proposals will achieve a net gain for biodiversity in line with the NPPF and local policy EN12. |
| <b>10.2</b> Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?                                                                                                                                                                          | Yes,                                                                                                 | As per 10.1 above, the adjacent River Thames is a Major Landscape Feature, and an existing green link. The River Thames is also a "Priority Habitat". Parts of land adjoining the River Thames are important areas of open space. | No                                                                                                                                              | As per 10.1 above, Whilst the identified site constraints are acknowledged, these matters could be dealt with by normal planning practice (e.g. ecology impact assessment, lighting assessment), with management of the impacts such that the effects are unlikely to be significant.                                                                    |
| <b>11. LANDSCAPE AND VISUAL</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                      |                                                                                                                                                                                                                                   |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                          |
| <b>11.1</b> Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? <sup>1</sup> Where designated indicate level of designation (international, national, regional or local). | Yes                                                                                                  | The adjacent River Thames is a Major Landscape Feature, and an existing green link. Parts of land adjoining the River Thames are important areas of open space (the above are locally designated).                                | No                                                                                                                                              | Whilst the identified site constraints are acknowledged, these matters could be dealt with by normal planning practice (e.g. townscape and visual impact assessment - TVIA), with management of the impacts such that the effects are unlikely to be significant.                                                                                        |
| <b>11.2</b> Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)                                                                                                                                                                                                                                                   | Yes                                                                                                  | Given the location of the site (which in part is adjacent to the Thames Path and public right of way) and nature of the area, parts are highly visible to many people on a daily basis.                                           | No                                                                                                                                              | Whilst the identified site constraints are acknowledged, these matters could be dealt with by normal planning practice (e.g. a TVIA), with management of the impacts (providing the scale                                                                                                                                                                |

<sup>1</sup> See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

| A Screening Criteria Question                                                                                                                                                                                                                                                                                                                                                                                                                                          | B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))                                                                                                                                                        |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The applicant has specified a series of viewpoints from which the application stage TVIA will consider the proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                     | and appearance of the development is considered appropriate) such that the effects are unlikely to be significant.                                                                                                                                                                              |
| <b>12. CULTURAL HERITAGE/ARCHAEOLOGY</b>                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                 |
| <b>12.1</b> Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local). | <p>No</p> <p>The site is close to (but not within) a designated area of archaeological importance (local designation).</p> <p>There are no designated / undesignated heritage assets at the application site. The nearest listed building is Reading Station, with closer locally listed buildings at Reading Bridge and 55 Vastern Road.</p> <p>Providing the scale and appearance of the proposed development is subsequently considered appropriate (to be evidenced through the TVIA and supporting documents), there are unlikely to be any significant effects.</p> | N/A                                                                                                                                                                                                                                                                                             |
| <b>13. TRANSPORT AND ACCESS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                 |
| <b>13.1</b> Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?                                                                                                                                                                                                                                                                                          | <p>Yes</p> <p>The adjacent River Thames. Thames Path is a public right of way; Norman Place, North Thames Path and Christchurch Playing Fields are cycle routes. Christchurch Bridge.</p> <p>Norman Place is a through route between Reading Station / Reading Town Centre and Christchurch Bridge towards Christchurch</p>                                                                                                                                                                                                                                               | <p>No</p> <p>RBC Transport advise that given the proposal will result in a reduction in vehicle movements on the network (which will be evidenced through a Transport Assessment and Travel Plan at application stage), the Highway Authority determines that an EIA would not be required.</p> |

| <b>A Screening Criteria Question</b>                                                                                                                                                                                                                                                                                                                        | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b> |                                                                                                                                                                                                                                                                                                                                              | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b> |                                                                                                                                                                                                                                                                                                               |
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|                                                                                                                                                                                                                                                                                                                                                             |                                                                                                      | <p>Meadows and Caversham. Vastern Road also provides a pedestrian walking route serving all of the above.</p> <p>Numerous roads serving various residential, recreational, leisure, commercial facilities – including the only two direct vehicular routes into Reading town centre from Caversham (Caversham Bridge and Reading Bridge)</p> |                                                                                                                                                 | <p>Impacts during the demolition and construction phases will be managed and mitigated through the D/CEMP.</p> <p>Accordingly, these matters could be dealt with by normal planning practice.</p>                                                                                                             |
| <b>13.2</b> Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?                                                                                                                                                                     | Yes                                                                                                  | Same response as 13.1 above.                                                                                                                                                                                                                                                                                                                 | No                                                                                                                                              | Same response as 13.1 above.                                                                                                                                                                                                                                                                                  |
| <b>14. LAND USE</b>                                                                                                                                                                                                                                                                                                                                         |                                                                                                      |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                 |                                                                                                                                                                                                                                                                                                               |
| <b>14.1</b> Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation. | Yes                                                                                                  | From the list provided, in particular: housing, densely populated areas, industry / commerce, tourism, leisure /sports / recreation could all be affected by the proposal.                                                                                                                                                                   | No                                                                                                                                              | It is considered that these matters could be dealt with by normal planning practice (e.g. a series of conditions to maintain amenity), with management of the impacts (providing the scale and appearance of the development is considered appropriate) such that the effects are unlikely to be significant. |
| <b>14.2</b> Are there any plans for future land uses on or around the location which could be affected by the project?                                                                                                                                                                                                                                      | Yes                                                                                                  | A number of nearby sites are allocated for development within the Reading Local Plan (2019), within the Station / River Major Opportunity Area, with a number of sites at various different stages of development (with/without permission; under construction; recently completed.                                                          | No                                                                                                                                              | It is considered likely that such proposals could be positively managed to ensure co-ordination (thereby ensuring effects are unlikely to be significant)                                                                                                                                                     |

| <b>A Screening Criteria Question</b>                                                                                                                                                                                                                | <b>B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)</b>                                                                                                                                                                                                                                                                                                         | <b>C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))</b>                                          |
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| <b>15. LAND STABILITY AND CLIMATE</b>                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                          |
| <b>15.1</b> Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems? | No                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                      |
| <b>16. CUMULATIVE EFFECTS</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                          |
| <b>16.1</b> Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?                                                                                 | Yes<br>There are a number of nearby sites (e.g. 55 Vastern Road – scheduled to commence on 02/09/2024; Vastern Court outline permission allowed on appeal but unimplemented; 80 Caversham Road – outline permission granted but unimplemented; 97a-117 Caversham Road under construction; Station Hill north under construction, and other more distant sites referenced in the submission by the applicant) | No<br>Likely that such proposals could be positively managed to ensure co-ordination (thereby ensuring effects are unlikely to be significant), through the D/CEMP and TVIA for example. |
| <b>17. TRANSBOUNDARY EFFECTS</b>                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                          |
| <b>17.1</b> Is the project likely to lead to transboundary effects? <sup>2</sup>                                                                                                                                                                    | No                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                      |

<sup>2</sup> The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

## 18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

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 30<sup>th</sup> August 2024, as per correspondence on Tuesday 30<sup>th</sup> 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.

## 19. SCREENING DECISION

|                                                                         |                                                                                                                                    |                                                                                                                                                         |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If a SO/SD has been provided do you agree with it?</b>               | While elements of the information submitted by the applicant is agreed, not all is, albeit the overarching conclusion is the same. |                                                                                                                                                         |
| <b>Is it necessary to issue a SD?</b>                                   | No                                                                                                                                 |                                                                                                                                                         |
| <b>Is an ES required?</b>                                               | No                                                                                                                                 |                                                                                                                                                         |
| <b>20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)</b>                 | <b>OUTCOME</b>                                                                                                                     |                                                                                                                                                         |
| <b>Is likely to have significant effects on the environment</b>         | ES required                                                                                                                        |                                                                                                                                                         |
| <b><u>Not</u> likely to have significant effects on the environment</b> | ES not required                                                                                                                    | ✓                                                                                                                                                       |
| <b>More information is required to inform direction</b>                 | Request further info                                                                                                               | No – more information was previously sought on 18/07/2024 and provided by Stantec on 24/07/2024 to enable a full screening assessment to be undertaken. |

## 21. REASON FOR SCREENING

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 and therefore requires screening.

|             |                                                |
|-------------|------------------------------------------------|
| <b>NAME</b> | Jonathan Markwell – Principal Planning Officer |
|-------------|------------------------------------------------|

|             |                |
|-------------|----------------|
| <b>DATE</b> | 28 August 2024 |
|-------------|----------------|