

Our Ref: 333101170

05 November 2025

Ms. A. Amoah

Principal Planning Officer
Development Management
Reading Borough Council
Planning and Development
Civic Offices
Bridge Street,
Reading,
Berkshire,
RG1 2LU

Dear Alison,

RE: Royal Elm Park Development, Land at Select Car Leasing Stadium (formerly Land at Madejski Stadium), Shooters Way, Reading, RG2 0FL (Reserved Matters Application Planning Portal Ref: PP-14372949)

Town & Country Planning (Environment Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations') – Request for a Screening Opinion pursuant to Regulation 6(3) (Subsequent Application)

1. Introduction

This letter represents an Environmental Impact Assessment (EIA) screening opinion request to Reading Borough Council (RBC) to accompany a Reserved Matters Application (RMA) (or a 'Subsequent Application') pursuant to Condition 42 of the Hybrid Outline Planning Permission (referred to as the '2018 Permission') (planning application reference PL/16/0199) for Phase 5 of the Royal Elm Park Development, Land at Select Car Leasing Stadium (formerly Land at Madejski Stadium), Reading (hereafter referred to as the 'Proposed Development').

In January 2016, RFC Prop Co Ltd. (hereafter referred to as the 'Applicant') submitted a hybrid planning application for the mixed use re-development of Land at Madejski Stadium (now known as Land at Select Car Leasing Stadium), Reading (referred to as the '2016 Application'). On 29th November 2018 planning permission was received for:

“Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1-6) to provide up to 422 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking; and Detailed application for residential and mixed use development comprising: 196 residential units (within Block 7) (Use Class C3) including 164 dedicated parking spaces (of which 12 are accessible); Convention Centre and ice rink (Use Classes D1/D2); 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1); Decked car parking within Convention Centre; Flexible ancillary retail space (Use Class A1) (within Block 7 only); Flexible ancillary retail space (Use Class A3/A4) (within Convention Centre only); Multi storey car park including 1,972 sqm of office space (B1a) or 1,732sqm of office space (B1a) and 240 sqm of community space (D1 use); Public open space (including public square and public park) with associated street furniture and public art and

directional signage to form part of wider outline public open space strategy; Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works; Ancillary facilities for storage, management facilities and plant; Vehicular and pedestrian access; and Demolition of existing indoor training facility; and Enhancement of existing RFC Garden of Remembrance.”

The 2016 Application was accompanied by an Environmental Statement (ES) 2016 (hereafter referred to as the '2016 ES').

Since the submission of the 2016 ES and planning application, the 2018 Permission has been amended by the following:

- A non-material amendment (NMA) (hereafter referred to as the '2022 NMA') to allow for minor amendments to planning permission 160199 for changes to condition wording for conditions 12, 16, 23, 24, 26, 32, 33, 74, 75, 83, 87, 91, and 100 to exclude first pile foundation for Phase 1 (MSCP), and 93 to include specific reference to residential. The 2022 NMA was granted approval on the 6th February 2023 (planning reference PL/22/1914).
- A NMA (hereafter referred to as the '2023 NMA') to allow for minor amendments to conditions 7 (part b and c), 70, 71, 73 and 80 of planning permission 160199 to allow for Phase 1 single pile implementation (amended). The 2023 NMA was granted approval on the 24th April 2023 (planning reference PL/23/0080).
- A NMA (hereafter referred to as the '2023-2 NMA') to allow for minor amendments to conditions, 3, 4, 7, 12, 16, 23, 24, 26, 32, 33, 68, 70, 71, 72, 73, 74, 75, 80, 83, 87, 91, and 100 of application 160199 to exclude the implementation of a single foundation tie beam within Part of Phase 1. The 2023-2 NMA was granted approval on the 9th October 2023 (planning reference PL/23/1267)
- A NMA (hereafter referred to as the '2025 NMA') to allow for non-material amendments to conditions 7, 46, 50 and 57 of planning permission PL/16/199. The 2025 NMA was granted approval on the 2nd of May 2025 (planning reference PL/25/0526).

2. Reserved Matters Application: Request for a Screening Opinion

Pursuant to Regulation 9 of the EIA Regulations, if an authority receives a 'subsequent application' which has not been the subject of an EIA screening opinion and the original application was accompanied by an ES, the authority has to consider whether it has sufficient information to assess the environmental effects of the development.

This letter is therefore a request for an EIA screening opinion pursuant to Regulation 6 of the EIA Regulations. The EIA screening will review the RMA against the likely significant effects of the ES. Under Regulation 6 (3), a request for an EIA screening opinion in relation to a subsequent application shall be accompanied by:

- a) a plan sufficient to identify the land;
- b) sufficient information to enable the relevant planning authority to identify any planning permission granted for the development in respect of which a subsequent application has been made;
- c) an explanation of the likely significant effects on the environment which were not identified at the time that the planning permission was granted;
- d) such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant effects on the environment.

This request for an EIA screening opinion is therefore supported by the following information (which are submitted with the RMA):

- A site location plan, showing the boundary of the Proposed Development;
- Application Drawings of the Proposed Development;

- Supporting Technical Reports and Statements.

The supporting information has been prepared to identify any new or different likely significant effects arising from the Proposed Development in this RMA, as described in Section 4.

3. Content of the Reserved Matters Application

Pursuant to Condition 42 of the 2016 Application, the RMA is in relation to the 'Appearance', 'Landscaping', 'Layout', 'Scale' and 'Access' of the Proposed Development.

Condition 42 states that:

The approval of the hybrid planning permission requires plans and particulars of all reserved matters not detailed in the outline permission, such as:

Detailed plans and drawings showing the;

- ***Appearance (to include short to medium views and street/scene);***
- ***landscaping;***
- ***layout (to include the internal layout of buildings and car parking);***
- ***scale;***
- ***access;***

The description of the Proposed Development is as follows:

"Submission of Reserved Matters application pursuant to outline planning permission 160199 seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings, part of Royal Elm Gardens, and all associated engineering works."

The RMA comprises 84 residential dwellings in total. The housing mix of the 84 residential dwellings is shown in **Table 3.1** all of which are for sale privately

Table 3.1. Proposed Residential Unit Mix for the Phase 5 Reserved Matters Application

Unit Type	Number	Percentage
Studio	2	2%
2 Bedroom 3 Person	25	30%
2 Bedroom 4 Person	44	52%
2 Bedroom 4 Person Wheelchair-accessible	4	5%
3 Bedroom 5 Person	2	2%
3 Bedroom 6 Person	1	1%
4 Bedroom 6 Person	6	7%

4. Environmental Impact Assessment

To inform this EIA screening exercise, an assessment has been undertaken to determine whether there are any new or different likely significant effects on the environment to those identified at the since the 2016 ES, the 2022 NMA, 2023 NMA, 2023-2 NMA and the 2025 NMA. The NMAs were supported by technical and management documentation but did not introduce any new changes to the consented scheme that would alter the parameters assessed in the 2016 ES. The NMAs were reviewed against the 2016 ES and approved submissions. No new environmental information was required, and no new or different likely significant effects were identified. This review considers the design and layout details

submitted with the Phase 5 Reserved Matters Application and identifies where these differ from the parameter plans assessed in the 2016 ES as detailed below and in **Appendix A**.

Baseline Conditions

The baseline conditions associated with the 2016 Application are set out in the 2016 ES.

The changes to the baseline conditions since the 2016 ES include the implementation of preliminary foundation works associated with the multi-story car park (Phase 1). These enactment works comprise the installation of alternative ground beam and tie beam structures, as detailed in the material submitted and approved as part Certificate of lawfulness of existing use or development for the implementation of the development granted planning permission by RBC on 29th November 2018 under reference 160199 (Royal Elm Park) – Granted 12th January 2024 (Ref. PL/23/1715/CLE). The works are completed and have involved excavation within the existing car park area, construction of reinforced concrete ground beam linking pile caps, and reinstatement of the surface with stone and bitumen-bound layers to match existing levels.

Reserved Matters Application

The Phase 5 RMA has been reviewed against the approved Parameter Plans (Application Boundaries Plan, Building Heights, Ground Levels, Land Use, Movement, and Proposed Finished Floor Levels) submitted with the 2016 ES. The land use, building footprints, heights and massing, ground and floor levels and access and movement arrangements all fall within the approved development envelopes. Accordingly, the proposals are considered to align with the parameters assessed in the ES, and no new or different likely significant environmental effects are anticipated.

Relevant Existing and/or Approved Development

A review has been undertaken to identify any new planning applications approved since the submission of the 2016 ES. The review identified eight schemes of 20+ units within 2 km of the Site, applying professional judgement and only assessing developments with a realistic pathway for cumulative interaction, four schemes were retained for cumulative consideration (Phase 6A Green Park Village (PL/17/1019), Longwater Avenue Phase 4 (PL/18/0546), Bennet Court Plots 1-2 combined (PL/21/0320. PL/21/0306) and Cutbush Lane, Shinfield (181499 Appeal ref: 3238203)).

These schemes were retained as they represent residential or mixed-use developments located along or near the A33 transport corridor, which forms the principal access route to Royal Elm Park and therefore provides a pathway for cumulative transport, noise, climate and air quality effects, as well as potential local context or townscape interactions.

From the developments above, each has been determined subsequent to the 2016 ES and would have incorporated the 2016 ES within their own cumulative assessments. The scale and nature of these developments are consistent with the growth scenario already assessed in the 2016 ES. Consequently, their combined operation is not anticipated to result in any new or different likely significant effects beyond those previously identified in the 2016 ES.

Assessment Methodology

The EIA assessment methodology used to determine likely significant effects is the same as that used within Chapter 2 of the 2016 ES.

Appendix A considers the new or different likely significant environmental effects arising from the Proposed Development on the following topics that were scoped within the 2016 ES:

- Socio-Economics;
- Townscape;

- Ecology and Nature Conservation;
- Water Environment;
- Land Contamination;
- Transport and Access;
- Air Quality;
- Noise and Vibration;
- Daylight, Sunlight and Overshadowing; and
- Wind Microclimate.

It is concluded that the environmental sensitivity of the Site's location, the characteristics of the Proposed Development and any potential impacts have not changed, therefore it is not considered necessary to scope in any additional topics into the ES. There will be no new or different likely significant effects to the following topics, which have therefore not been considered further in **Appendix A**.

- Cultural Heritage;
- Agriculture;
- Lighting;
- Waste;

Appendix A further considers topics that were introduced in the 2017 EIA Regulations, these include:

- Major accidents and/or disasters;
- Climate change; and
- Human health.

New or different likely significant environmental effects arising from the Proposed Development

A screening of new or different likely Significant Effects from the Proposed Development compared to the 2016 ES is set out in **Appendix A**.

It has been determined that there are no new or different likely significant effects during demolition, construction and operation to those considered in the 2016 ES due to the Proposed Development including cumulative effects.

5. Conclusion

Based on a review of the Proposed Development it is concluded that it does not lead to new or different likely significant effects when considered against the 2016 ES, the 2022 NMA, 2023 NMA, 2023-2 NMA and 2025 NMA. We therefore conclude that an EIA is not required in relation to the RMA for Phase 5.

We trust that the above provides you with sufficient information to issue your EIA Screening Opinion for the RMA of Phase 5. If you require any additional information to assist you in adopting your opinion please do not hesitate to contact me.

We look forward to receiving your opinion within the three weeks as stated under Section 5(5) of the EIA Regulations.

Yours sincerely,

Neil Young
Senior Associate Environmental Consultant
on behalf of Stantec UK Ltd

Encls: Appendix A Screening of New or Different Likely Significant Effects from the RMA for Phase 5 compared to the January 2016 ES

ANNEX A: SCREENING OF NEW OR DIFFERENT LIKELY SIGNIFICANT EFFECTS FROM THE RMA FOR PHASE 5 COMPARED TO THE JANUARY 2016 ES

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
Traffic and Access	No material change to off-site construction traffic is anticipated as the construction access arrangements, haul routes, and primary site entrance via the A33 and Bennet Road remain unchanged from those assessed in the 2016 ES. The full Phase 5 works will form part of the approved phased construction programme, using existing access points and compound areas established in line with the Construction Method Statement required for Condition 65. Construction traffic volumes are therefore expected to remain within the parameters previously assessed. Construction traffic management measures will continue to be implemented through the Construction Travel Plan required under condition 87 of the Hybrid Planning Permission. The baseline for the transport assessment in the 2016 ES included trip generation related to the construction phase of the Development which significantly elevated the baseline traffic levels in the area. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	Effects are not anticipated to be materially different to those of the 2016 ES, and do not result in any new or different likely significant effects. The Phase 5 RMA provides approximately 40 fewer car-parking spaces than originally assessed in the 2016 ES, which will reduce operational traffic generation and parking demand compared with the 2016 ES assumptions. The implementation of the Residential Travel Plan, secured under condition 89 of the Hybrid Planning Permission, will continue to promote sustainable transport choices and manage private car use among residents. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Air Quality	No material change to the 2016 assessment. Construction air quality impacts are being managed by the implementation of a suitable Dust Management Plan (DMP) integrated into the Construction Environmental Management Plan (CEMP), as secured under Condition 65 of the Hybrid Planning Permission. This ensures that dust and emissions are effectively controlled during construction, consistent with the mitigation measures assessed in the 2016 ES.	No changes to emissions sources, traffic flows, or layout parameters. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	
Ecology and Nature Conservation	No change in the Ecology and Nature Conservation value of the site has been identified since the 2016 ES, as the Site has remained under active management as a football stadium and training grounds. No construction impacts on ecological features have been identified in addition to those set out in the 2016 Permission and impacts are to be mitigated through the implementation of a CEMP. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	The biodiversity value of the site remains unchanged and no additional impacts on the ecological value of the site have been identified as a result of the details proposed for Phase 5. Relevant mitigation and enhancement measures remain in place through the Hybrid Permission, including Condition 29 (Long Term Landscape and Ecological Management Plan), Condition 58 (Lighting (including wildlife)), and Condition 43(d) (Biodiversity enhancements, such as integral bird and bat features). While condition 29 is only applicable to detailed phases of the Proposed Development, the Phase 5 RMA approval could include a sub-condition requiring a phase-specific LEMP to ensure localised habitat protection and enhancement measures are secured. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Townscape and Visual	The townscape and visual impacts arising from construction were assessed in the Townscape and Visual Impact assessment (TVIA) in the 2016 ES. Visual construction effects from the Proposed Development are not considered to materially alter the assessment over and above those described in the 2016 ES. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	The Phase 5 detailed proposals (including building heights and massing) remain within the approved Parameter Plans, specifically the Building Heights Parameter Plan, to which RMAs must accord under condition 44. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Daylight and Sunlight	<u>Internal Daylight & Sunlight levels</u> No change. The Proposed Development is unlikely to give rise to additional	<u>Internal Daylight and Sunlight levels</u> Effects are not anticipated to be materially different to those of the 2016 ES, and do

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	construction impacts over those identified in the 2016 ES. The detailed design for Phase 5 does not alter the approved building envelopes, heights, or massing parameters defined by the Hybrid Permission and associated Parameter Plans. As such, the form and scale of development remain within the previously assessed envelope. No further assessment required. <u>Overshadowing of surrounding properties</u> No change. The Proposed Development is unlikely to give rise to additional construction impacts over those identified in the 2016 ES. The Phase 5 proposals do not increase the approved building heights, massing, or orientation established by the Hybrid Permission and associated Parameter Plans. The relationship between proposed buildings and neighbouring receptors therefore remains as assessed previously. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	not result in any new or different likely significant effects. No further assessment required. <u>Overshadowing of surrounding properties</u> The Proposed Development at Block 6 is not considered to cause effects greater than previously assessed. It is unlikely that there will be material changes to daylight and sunlight received by surrounding properties as assessed in the 2016 ES and 2025 Daylight Sunlight Report. In October 2025 a Revised Sunlight and Daylight Report was prepared to assess Block 6. The report concludes that the layout does not lead to adverse effects. The results of the new assessment were very similar to the previous assessment. Overall, the proposed Block 6 is expected to deliver homes with very good levels of natural daylight. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. Further work conducted in the Sunlight and Daylight Report (submitted with the 2025 revised RMA) which has led to the conclusions summarised above.
Wind	The Proposed Development will not materially affect wind conditions on the Site during construction. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	Effects are not anticipated to be materially different to those of the 2016 ES, and do not result in any new or different likely significant effects. The Revised Wind Microclimate Report (October 2025) for Block 6 was prepared to assess Block 6. The report concludes that wind conditions in and around the Block 6 scheme are expected to remain suitable, both in terms of pedestrian comfort and safety, for their intended use by the general public, throughout the year. In accordance with condition 62 of the Hybrid Planning Permission, details

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
		assessing the wind conditions and any proposed mitigation measures to ensure pedestrian comfort for Phase 5 will be submitted to and approved by the Local Planning Authority, in consultation with a wind consultant. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. Further work conducted in the Wind Microclimate Statement (submitted with the 2025 RMA) which has led to the conclusions summarised above.
Noise	Construction noise impacts are being managed by the implementation of a suitable Construction Environmental Management Plan (CEMP), as required under Condition 65 of the Hybrid Planning Permission. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	The application is unlikely to lead to a change in the likely significant effects for the impact of Block 6 on its surrounding noise sensitive receptors as already identified in the 2016 ES. Operational and plant noise will continue to be controlled through conditions 77 and 78 of the Hybrid Planning Permission, which require the submission and approval of detailed noise assessments. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Water Environment	Construction impacts in relation to the Water Environment were assessed in the 2016 ES. The changes in site levels do not change the assessment conclusions. Construction impacts on water resources are to be managed by the implementation of a suitable CEMP, secured under Condition 65, and by groundwater and contamination-control measures required under Conditions 70-74 of the Hybrid Planning Permission. These conditions secure the submission and approval of detailed drainage strategies, contamination remediation and monitoring schemes. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA.	The Water Environment Chapter of the 2016 ES describes the likely significant effects of the development on flood risk (from all sources), drainage and water quality. The detailed design for Block 6 remains consistent with the approved Parameter Plans. Operational effects on flood risk and water quality will continue to be managed through the drainage and groundwater protection measures secured under Conditions 70-74 of the Hybrid Planning Permission. In addition, conditions 79 - 83 secure conditional control regarding surface water drainage systems, flood risk mitigation measures, and foul sewage disposal methods. .

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	No further assessment required.	Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Land Contamination	No change in soil or ground condition impacts to those already identified in the 2016 ES. Potential risks associated with contaminated land, land gas and groundwater remain effectively managed through the requirements of Conditions 46 - 50, which secure detailed site investigation, risk assessment, remediation strategy, and verification reporting prior to development. In addition, conditions 68 – 69 control piling and foundation design to prevent the mobilisation of contaminants, while conditions 70 – 73 ensure protection of groundwater during construction. These conditions ensure that all works are undertaken in accordance with Environment Agency guidance and that the protection of controlled waters and human health is maintained. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	No change. The amendments do not impact ground conditions. Potential risks to soil quality and controlled waters continue to be managed through the requirements of Conditions 46 - 50 of the Hybrid Planning Permission, which secure detailed site investigation, risk assessment, remediation strategy and verification reporting prior to development. In addition, conditions 68 – 69 control piling and foundation design to prevent the mobilisation of contaminants, while conditions 70 – 73 ensure protection of groundwater during operation. These conditions ensure that all works are undertaken in accordance with Environment Agency guidance and that the protection of controlled waters and human health is maintained. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Socio-economic	No change. The detailed Block 6 aspects will not affect social or economic receptors or result in cumulative effects. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	The proposed schedule of uses was reviewed against the scheme parameters set out in the 2016 ES. The total number of residential units and associated floorspace delivered through the Phase 5 RMA remains aligned with the overall quantum and land-use mix principles established by the outline consent. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Major Accidents and/or Disasters	It is acknowledged that Major Accidents and Disasters was not considered as a separate technical topic within the 2016 ES. However, the potential risks associated	As per Construction effects, there are no new or different likely significant effects arising from the Proposed Development in this RMA.

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	with such events have been addressed through the relevant technical assessments undertaken for the Hybrid Application, including a Flood Risk Assessment and Transport Assessment, which considered flood resilience, site access and emergency vehicle routing. These matters are further controlled through the Construction Environmental Management Plan (Condition 65) and Section 106 obligations. In addition, the Proposed Development is subject to environmental safeguards through other planning conditions, including those relating to ground contamination and land gas (conditions 46 – 50) which ensure compliant construction of the Site. Mitigation measures proposed within the 2016 ES in relation to transportation and flooding embedded within the design (as informed by the above-mentioned assessments and reports) will be implemented as part of the Consented Development. Furthermore, none of the uses stated within the Proposed Development are considered to be hazardous. While it is acknowledged that the Site comprises a former landfill and continues to undergo gradual settlement, these ground conditions were fully assessed as part of the 2016 ES and are managed through the foundation design secured under conditions 68 - 69 and contamination control measures secured under Conditions 46 - 50 of the Hybrid Planning Permission. All new buildings will be constructed on piled foundations to provide structural stability independent of underlying landfill settlement. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA.	No further assessment required.

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	No further assessment required.	
Climate Change	It is acknowledged that Climate Change was not considered as a separate technical topic within the 2016 ES. However, it was addressed through various relevant standalone technical assessments and reports including the FRA, Sustainability Statement, and Energy Strategy. Since there are no material changes to the quantum or location of the Consented Development, it is not considered relevant for a separate assessment. Mitigation measures proposed within the 2016 ES in relation to construction-phase emissions and climate change resilience measures will continue to be implemented through the Construction Environmental Management Plan (CEMP), secured under Condition 65 of the Hybrid Planning Permission. Furthermore, for the residential phases, energy performance will be demonstrated in line with Condition 93 of the Hybrid Permission, which requires written evidence that 50% of dwellings achieve at least a 19% improvement in the dwelling emission rate over the Part L 2013 Target Emission Rate (TER), evidenced by Design-Stage SAP assessments from an accredited assessor. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	As per Construction effects, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.
Human Health	It is acknowledged that Human Health was not considered as a separate technical topic within the 2016 ES. However, it was addressed through other technical chapters such as Air Quality, Noise, Socio-Economics, Land Contamination and Transport and Access, and through various relevant standalone technical assessments and reports including the FRA and the Transport Assessment.	As per Construction effects, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.

Environmental Aspect	New or different likely significant effects from the RMA compared to the January 2016 ES	
	Construction	Operation
	Furthermore, relevant matters affecting human health continue to be controlled through the planning conditions and Section 106 obligations attached to the Hybrid Permission — including measures relating to construction management (Condition 65), contamination and land gas (Conditions 46 - 50), groundwater contamination (conditions 70 – 73) and noise and air quality controls (Conditions 77–78). These mechanisms ensure that any potential risks to human health remain effectively mitigated. Mitigation measures proposed within the 2016 ES in relation to construction-phase transportation, flooding, air quality, and noise will continue to be implemented through the Construction Environmental Management Plan (CEMP) and associated Construction Traffic Management Plan (CTMP), secured under Condition 65 of the Hybrid Planning Permission. These management plans include measures to control construction traffic movements, manage surface water runoff, minimise dust and emissions, and reduce noise and vibration at sensitive receptors. Therefore, there are no new or different likely significant effects arising from the Proposed Development in this RMA. No further assessment required.	