

PLANNING REF : 243188
PROPERTY ADDRESS : 27 Instow Road
: Earley, Berkshire
: RG6 5QH
SUBMITTED BY : Mr John Booth
DATE SUBMITTED : 14/01/2025

COMMENTS:

EIA Scoping Opinion: Key Issues:

Embodied carbon:

- Embodied carbon and emissions during construction - trajectory year-by-year - during development. How calculated?
- Carbon mitigation by planting/land-use/forestry - trajectory of sequestration - how does it match growth in emissions?
- Details of any carbon offsetting proposed.

Electricity supply:

- Electricity demand and carbon emissions in operation - trajectory - during development and afterwards.
 - o What assumptions about carbon emissions of electricity supply - both average and peak demand.
 - o What assumptions about electricity-pricing and carbon-pricing? Day by day and month by month until at least 2050 - ideally 2100. Will it be affordable or should expected demand be reduced?
 - o Must account for EVs and heating and cooling as well as lighting and cooking.
 - Adequate distribution within development to meet peak demand?
 - Strategy for and effectiveness of on-site storage solutions?
- Losses in storage?
- Adequate supply to development - month by month and year by year?
- Solar produces much less and less reliably in winter compared to summer.
- Carbon mitigation by planting/land-use/forestry - trajectory of sequestration - how does it match growth in emissions?
 - On-site generation - worst case max and min solar - how does generation match demand? - on a day-by-day and hour-by-hour basis? How will winter peak demand be supplied?
 - Impact of air source heat pumps on peak demand on cold winter days and evenings.

Heat/Energy options:

Should consider site-wide and more local heat network options as well as individual heat pumps to dwellings. Heat extracted from boreholes, river, pipe arrays and shared - then heat-pumps to raise temperatures into dwellings and buildings. If least-carbon option is not to be proposed what is justification?

Water supply:

Cases of predicted worst case max. and min. rainfall and min. and max. demand.

Sewage treatment :

Predicted worst case max and min rainfall

Flooding:

- Impacts downstream of development - flooding Showcase, Dinton etc. - flow into Thames and flooding of roads on the way?
- because of changes to absorption on land?
- changes in risk of extreme events due to climate change?

Wildlife impacts - how measured?

Particular emphasis on species using current ground-cover - hedges, woods, trees?

- Impact on mature trees to be removed - how will wildlife benefits be assessed and loss compensated for? Number of new trees is not enough!
- Impact of change from agricultural land to managed parkland heavily used by people and dogs and cats?

Employment:

- Where will people work and how will they get there?

Transport:

- Numbers of journeys and modal share - trajectory year by year.
- Congestion - forecasts for wider area
- Road widening and improvement - especially in Earley. How will changes affect roadside wildlife, trees etc.

Loss of agricultural land:

- Any mitigating measures?