



South Wokingham SDL Extension

Environmental Statement

Boyer

Prepared on behalf of Lightwood Strategic and Nicholas King Homes | August 24

REPORT CONTROL

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ABBREVIATIONS

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty – national landscape designation
AQA	Air Quality Assessment
AQMA	Air Quality Management Assessment
ATC	Automatic Traffic Count
BAP	Biodiversity Action Plan
BBS	Breeding Bird Survey
BCC	Berkshire County Council
BFC	Bracknell Forest Council
BLE	Brown Long-Eared Bats
BS	British Standard
CEA	Cumulative Effects Assessment
CEMP	Construction Environmental Management Plan
CifA	Chartered Institute for Archaeologists
CIEEM	Chartered Institute of Ecology and Environmental Management
CWS	County Wildlife Site
DAS	Design and Access Statement
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs

DMRB	Design Manual for Roads and Bridges
DfT	Department for Transport
EA	Environment Agency
EIA	Environmental Impact Assessment
EPS	European Protected Species
ES	Environmental Statement
FRA	Flood Risk Assessment
GCN	Great Crested Newt
GIA	Gross Internal Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GPA	Good Practice Advice
GPS	Global Positioning System
Ha	Hectares
HGVs	Heavy Goods Vehicles
IEMA	Institute of Environmental Management and Assessment, formally the Institute of Environmental Assessment (IEA).
Km	Kilometre
LAP	Local Area for Play
LCA	Landscape Character Area
LCT	Landscape Character Type
LEAP	Local Equipped Area for Play
LEMP	Landscape and Ecology Management Plan
LLFA	Local Lead Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority
LWS	Local Wildlife Site

m	Metres
MAGIC	Multi Agency Geographic Information for the Countryside
NDSS	National Development Space Standards
NERC	Natural Environment and Rural Communities
NeIA	Net Internal Area
NIA	Noise Impact Assessment
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NTS	Non-Technical Summary
OS	Ordnance Survey
PPA	Planning Performance Agreement
PROW	Public Right of Way
RPZ	Root Protection Zones
RSPB	Royal Society for the Protection of Birds
RTPI	Royal Town Planning Institute
SCI	Statement of Community Involvement
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
sqm	Square metres
SUDS	Sustainable Urban Drainage System
s106	Section 106 Agreements

S278	Section 278 Agreements
TA	Transport Assessment
TPO	Tree Preservation Order
UKHab	UK Habitat Classification
WBC	Wokingham Borough Council
WFD	Water Framework Directive
WSI	Written Scheme of Archaeological Investigation
ZoI	Zone of Influence
ZVI / ZTV	Zone of Visual Influence / Zone of Theoretical Visibility

GLOSSARY

Alternatives	The range of options examined including alternative locations, layout, design and construction phasing.
Applicant	Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH')
Archaeology	The scientific study of historic or prehistoric peoples and their cultures by analysis of their artefacts, inscriptions, monuments, and other such remains, especially those that have been excavated.
Attenuation Pond	A pond designed to slow the passage of water from surface run-off to the ground/drainage system.
Baseline	The existing environmental conditions of a site or area upon which impacts are predicted against.
Biodiversity	The variety of forms of life, including genetic diversity, species diversity and ecosystem diversity.
Completed Development	Within the ES this phase refers to the Development when fully built and operational.
Cumulative Effects	Effects which arise from a combination or interaction of impacts at a specific location.

Design and Access Statement	Document submitted as part of a planning application, providing detail on the design and access provisions of the proposals.
Designated Landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Ecological Disturbance	A temporary change in average environmental conditions that causes a pronounced change in an ecosystem.
Effect	A physical or measurable change to the environment attributable to the project.
Environmental Impact	An identified impact (adverse or beneficial) on the environment arising from a certain action, process or activity.
Environmental Impact Assessment (EIA)	A systematic procedure required under the terms of the European Union Directive 2011/92/EU (as amended by 2014/52/EU) which involves the identification, prediction, evaluation, mitigation and management of impacts from a proposed development and its alternatives.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
Environmental Statement (ES)	The document in which the findings of an EIA are presented to decision-makers and the public.
Flood Risk Assessment (FRA)	A desk-based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The area or environment where an organism or ecological community normally lives or occurs.
Land Use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Listed Building	Listing gives a building statutory protection against unauthorised demolition, alteration and extension. Grade I: buildings of outstanding or national architectural or historic interest. Grade II: buildings of special architectural or historic interest. Grade II*: particularly significant buildings of more than local interest.
Magnitude	A combination of the scale, extent and duration of an effect.
Mitigation Measures	Measures that are applied to avoid, reduce, remedy or compensate for identified significant adverse impacts.
Non-Technical Summary (NTS)	A summary of the ES in non-specialist language so that a large group of the public can understand the main likely significant environmental impacts of a proposal.
Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.

Parameters	A limit or boundary which defines the scope of a particular process or activity.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Planning Condition	Definition as per the NPPF (2019), a condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990)
Proposed Development	A mixed-use development of up to 1,100 homes, community facilities including neighbourhood centre, (Use classes F and/or E) public open space, play areas, allotments and associated infrastructure and landscaping; and proposed Suitable Alternative Natural Greenspace (SANG).
Protected Species	Species protected through UK legislation, specifically in relation to certain species of animals, birds and plants, namely by means of the Wildlife and Countryside Act, 1981.
Public Open Space	Public Open Space Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include

	public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Proposed Development.
Residual Impacts / Effects	Those impacts / effects that would remain following the implementation of mitigation measures.
Registered Park and Garden	Sites listed on Historic England's 'Register of Historic Parks and Gardens of special historic interest in England'.
Scheduled Monument	National heritage designation
Scoping	The process of identifying the issues that are to be addresses as part of the EIA, it is method used to ensure that an EIA focuses on the important issues, it is usually done in consultation with the determining authority and statutory consultees.
Screening	The process of determining whether an EIA is required.
Screening Opinion	Opinion issued by an LPA on whether the proposals are considered to constitute EIA development.
Section 106 Agreements (s106)	Section 106 of the Town and Country Planning Act 1990 (as amended) allows the drafting of agreements (known and planning obligations) between and Council and developers.
Section 278 Agreements (S278)	Section 278 of the Town and Country Planning Act 1990 (as amended) allows the drafting of agreements between and Council and developers in regard to works to existing adopted highways.
Sensitivity	The degree of response of a receiver or instrument to a signal or a change.
Significance	The extent to which something matters. Significance of impacts is defined as substantial, moderate, minor or negligible.
Site	Land to East of Easthampstead Road and West of Old Wokingham Road, also referred to as the South

	Wokingham Strategic Development Location (SDL) Extension.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Special Landscape Area	Special Landscape Areas comprise traditional features, such as a pattern of small fields formed by hedgerows, ditches and ponds and interspersed with ancient woodland, which create a landscape of interest and variety and provides a diversity of habitat that is essential for wildlife.
Statutory Consultees	Organisations that the relevant determining authority is required to consult with.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Swale	Artificial landform designed to manage water runoff.
Transport Assessment (TA)	Document submitted as part of a planning application that assesses the potential impacts of the proposed development on traffic and transport.
Travel Plan	A plan intended to reduce reliance on private vehicles.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping,

	uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.
Visual Receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
ZVI / ZTV Zone of Visual Influence / Zone of Theoretical Visibility	Area within which the proposals may have an influence or effect on visual amenity

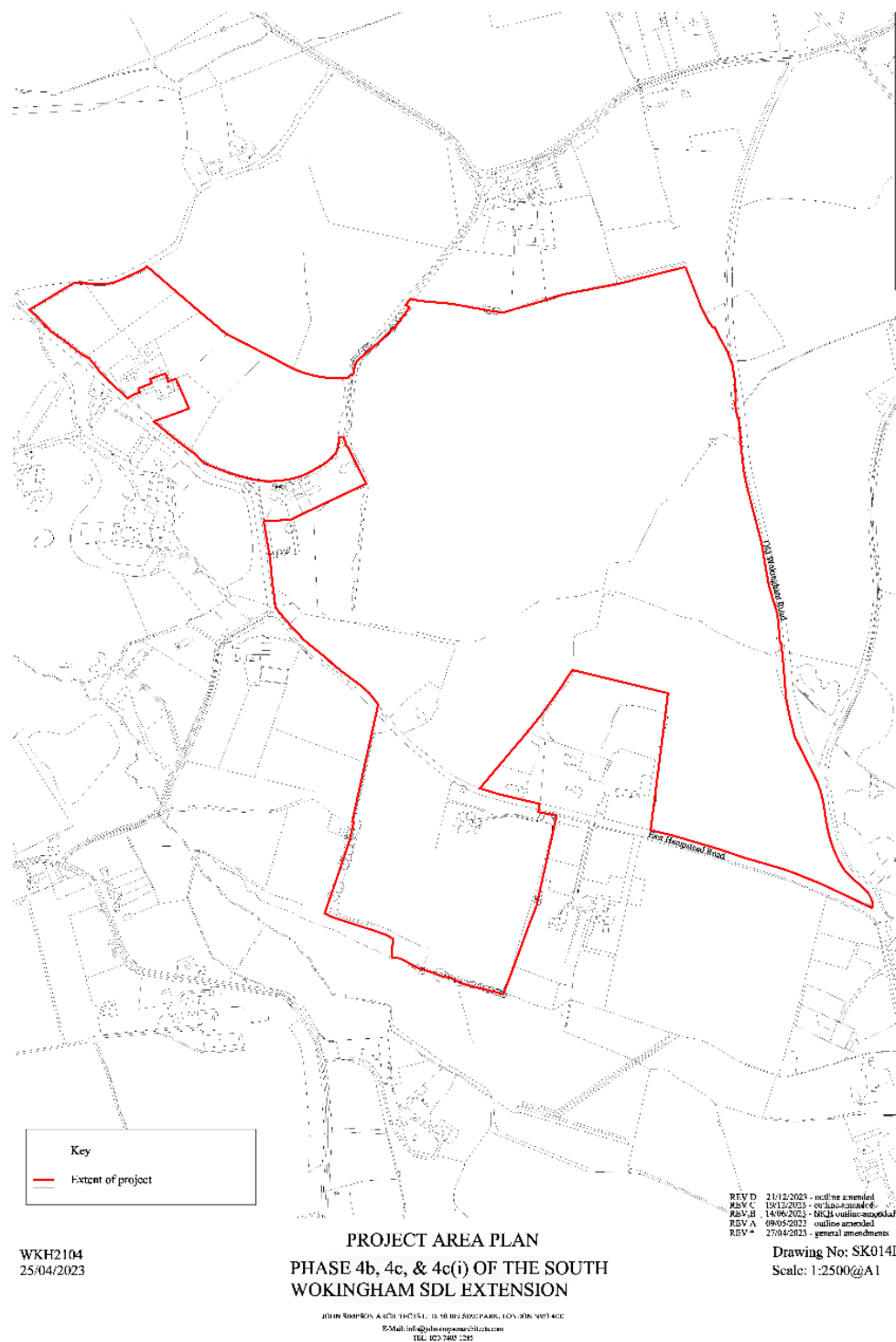
1. INTRODUCTION

- 1.1 This Environmental Statement (ES) is submitted on behalf of Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH') (the Developers). The Developers intend to submit two separate planning applications for a residential led mixed use development on 'Land to East of Easthampstead Road' and 'West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site'). A third application relating to small part of a vehicular access corridor will also be submitted.
- 1.2 The ES relates to all three applications, which will be considered together as the EIA Project.
- 1.3 The Proposed Development for the purposes of the EIA, which reflects the three planning applications, is for the following:

"A mixed-use development of up to 1,030 homes, community facilities including neighbourhood centre, (Use classes F and/or E of up to 0.4ha) public open space, play areas, allotments and associated infrastructure and landscaping of approx. 7ha; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) and access."

- 1.4 As indicated above, the Proposed Development will come forward via the following three separate planning applications:
- Application A: A hybrid application seeking outline planning permission for mixed use development comprising up to 850 homes and community facilities, including a neighbourhood centre (Use Classes F and/or E), with all matters reserved (apart from means of access) and a full application for SANG land and associated facilities by Lightwood Strategic at Priors Farm;
 - Application B: An. Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes; and
 - Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.
- 1.5 The Site lies within the administrative area of Wokingham Borough Council (WBC). A Site Location Plan is attached at **Appendix 1.1** of the Technical Appendices (**Volume 2**). A full description of the Site and the Proposed Development are set out in **Chapter 3**. All figures referred to within the respective Technical Chapters, can be found within the relevant Technical Chapter.

Figure 1.1 – Site Location Plan



The Need and Purpose of the Environmental Statement

- 1.6 The purpose of an Environmental Impact Assessment (EIA) is summarised in the Planning Practice Guidance (PPG) as follows:

“The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.

The aim of Environmental Impact Assessment is also to ensure that the public are given early and effective opportunities to participate in the decision making procedures.”

(Paragraph 002 Reference ID: 4-002-20140306 Revision Date 06 03 2014)

- 1.7 An EIA is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a project. This helps to ensure that the importance of these effects, and the scope for reducing them, are properly understood by the public and the relevant Authority before a decision is taken on the planning application.
- 1.8 The Town and County Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (as amended) (SI 2017), referred to hereafter as the “EIA Regulations”, sets out types of development within Schedule 1 and Schedule 2 which will and may require EIA respectively. Further advice on the requirement for an EIA is also contained within Planning Practice Guidance, available as an online resource.
- 1.9 The procedures which govern the EIA process are set out in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (‘2017 EIA Regulations’) (as amended). These Regulations came into force on 16 May 2017 and transposed amendments to the European EIA Directive (2014/52/EU) into UK law.
- 1.10 Regulation 2(1) of the 2017 EIA Regulations (as amended) defines EIA development as development which is either:
- Schedule 1 development; or
 - Schedule 2 development that is likely to have a significant effect on the environment by virtue of its nature, size or location.
- 1.11 The EIA is being undertaken on the basis of the proposals being Schedule 2 development falling within category 10 (b); Urban Development Projects. The proposals meet the criteria for this type of development project as the proposals exceed the thresholds of 10 (b) part (ii) as the development includes more than 150 dwellings and part (iii) as the overall area of the development exceeds 5 hectares.

1.12 The Environmental Statement (ES) for the South Wokingham Strategic Development Location (SDL) Extension has been prepared in accordance with the requirements of the 2017 EIA Regulations.

1.13 The methodology employed in the preparation of the ES is summarised in **Chapter 2**.

Relevant Planning Policy

1.14 S.38 of the Planning and Compulsory Purchase Act (2004) finds that development should be in accordance with the development plan unless material considerations indicate otherwise.

NPPF

1.15 The National Planning Policy Framework (NPPF) (December 2023) and Planning Practice Guidance (PPG) are material considerations in the determination of the planning applications.

Local Planning Policy

1.16 Wokingham Borough Council Development Plan currently includes the following documents:

- Wokingham Borough Core Strategy DPD (January 2010);
- Managing Development Delivery Local Plan (February 2014);
- South East Plan Policy NRM6 (2010); and
- Central and Eastern Berkshire Minerals and Waste Local Plan (2023).

1.17 The following Development Plan policies are noted as relevant and are referenced throughout the ES in each of the Technical Chapters:

Table 1.1 – Adopted Wokingham Local Development Plan – List of Relevant Policies

Policy	Topic
Wokingham Borough Core Strategy DPD (January 2010)	
CP1	Sustainable Development
CP2	Inclusive Communities
CP3	General Principles for Development
CP4	Infrastructure Requirements
CP5	Housing mix, density and affordability
CP6	Managing Travel Demand
CP7	Biodiversity
CP8	Thames Basin Heaths Special Protection Area
CP9	Scale and Location of Development Proposals
CP10	Improvements to the strategic Transport Network
CP11	Proposals Outside Development Limits (including Countryside)
CP13	Town Centres and Shopping

Policy	Topic
CP14	Growth and Renaissance of Wokingham Town Centre
CP15	Employment Development
CP17	Housing Delivery
CP21	South Wokingham Strategic Development Location
Wokingham Borough Managing Development Delivery Local Plan (February 2014)	
CC01	Presumption in Favour of Sustainable Development
CC02	Development Limits
CC03	Green Infrastructure, Trees and Landscaping
CC04	Sustainable Design and Construction
CC05	Renewable energy and decentralised energy networks
CC06	Noise
CC07	Parking
CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09	Development and Flood Risk
CC10	Sustainable Drainage
TB05	Housing Mix
TB07	Internal Space Standards
TB08	Open Space, sport and recreation facilities standards for residential development
TB09	Residential accommodation for vulnerable groups
TB16	Development for town centre uses
TB17	Local Centres and Neighbourhood and Village Shops
TB18	Service Arrangements and Deliveries for Employment and Retail Use
TB21	Landscape Character
TB23	Biodiversity and Development
TB24	Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
TB25	Archaeology
South East Plan (Saved Policy)	
NRM6	Natural Resource Management

- 1.18 The current Development Plan identifies the site as falling within the boundary of the existing South Wokingham SDL (as defined at Policy CP21 of the Core Strategy). The South Wokingham SDL Supplementary Planning Document (SPD) adopted in 2011 identifies the

subject land for the provision of green open space or Sustainable Alternative Natural Greenspace (SANG).

- 1.19 Further detail is set out within the Planning Statements, which make clear that the part within the SWSDL includes the majority of the area on which residential development is now proposed. The southern extremity of the existing SWSDL coincides with the line of an existing ditch that crosses the site in an east-west direction. Only limited built development is proposed on the land to the south of the ditch that is beyond the limits of the existing SWSDL, which is physically separated by open space from the development area to the north, and is proposed to have a very different village character and form in contrast to the more urban development to the north. The built development will also replace an existing group of farm buildings, and has a less open character than land to the east which will be incorporated into the SANG provisions for the additional development.
- 1.20 In addition, there are a number of Supplementary Planning Documents and Guidance, which are relevant, including:
- South Wokingham SDL SPD (October 2011);
 - Infrastructure Delivery and Contributions SPD (October 2011);
 - Sustainable Design and Construction SPD (May 2010) and its Companion to Sustainable Design and Construction SPD document (May 2010);
 - Affordable Housing SPD (July 2013); and
 - Borough Design Guide SPD (May 2012).
- 1.21 WBC also has a CIL charging schedule in place. The existing South Wokingham SDL has its own charging zone,

Emerging Local Plan Policy

- 1.22 The Site is a strategic allocation in the emerging Local Plan under Policy SS7: South Wokingham Strategic Development Location, as one of the residential allocations within the SDL being extended from that identified in the original Core Strategy policy. The Policy requires the following:
- Phased delivery of around 2,899* dwellings from April 2018, including affordable in accordance with Policy H5;
 - Appropriate retail facilities;
 - Social and physical infrastructure (including the provision for two new primary schools on site and two neighbourhood centres. The new neighbourhood centre should incorporate a mix of retail and community uses;
 - Measures to maintain separation from Binfield/Bracknell, Crowthorne/Pinewood (Crowthorne) and Finchampstead North;

- Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town centre in accordance with Policy C8 and taking into account the council's Greenways Strategy;
- Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
- Continued improvements to transport capacity along the A321 and A329 including the provision of the Southern Distributor Road;
- Measures to continue to improve accessibility by forms of active travel along the A321 and A329 corridors; and
- Measures to continue to improve access by forms of active travel to Wokingham town centre.

** The Core Strategy allocation for the South Wokingham SDL in Policy CP21 was for around 2,500 dwellings. However, this figure is updated in the Local Plan Update to reflect proposed allocations at land south of Gipsy Lane for 17 dwellings, the land south of Waterloo Road for 835 dwellings, the land to the west of St Annes Drive and south of London Road for 54 dwellings, and extant planning permissions and completions on the South Wokingham SDL at April 2018.*

- 1.23 The Site is described as Land South of Waterloo Road and is noted as being allocated for 835 dwellings.

Central and Eastern Berkshire Minerals and Waste Plan (2022)

- 1.24 The Minerals and Waste Plan identifies part of the Site as lying within a Minerals Safeguarding Area. Policy M2 concerns the safeguarding of sand and gravel resources and states that, *"Non-minerals development in the Minerals Safeguarding Area may be permitted if it can be demonstrated through the preparation of a Mineral Resources Assessment, that the option of prior extraction has been fully considered as part of an application,"*

Bracknell Forest Local Development Plan

- 1.25 Part of the site also lies within Bracknell Forest Borough, and the following policies apply:

Table 1.2: Adopted Bracknell Forest Local Development Plan – List of Relevant Policies

Policy	Topic
Bracknell Forest Local Plan (2020 – 2037) Adopted March 2024	
LP 3	Sustainable Development Principles
LP 23	Development of Main Town Centre Uses Outside of Designated Centres
LP 25	Transport Principles
LP 28	Design Principles

Policy	Topic
LP 30	Green Infrastructure
LP 32	Thames Basin Heaths Special Protection Area
LP 35	Development in the Countryside
LP 36	Landscape Character (Outside of Defined Settlements)
LP 50	Design

- 1.26 The BFC Development Plan also comprises South East Plan Policy NRM6: Thames Basin Heaths Special Protection Area (Saved Policy).
- 1.27 The relevant planning policy is discussed in detail in the submitted Planning Statement and referenced in the relevant Technical Chapters.

Environmental Impact Assessment Screening

- 1.28 Screening is a procedure used to determine whether a proposed project is likely to have significant effects on the environment.
- 1.29 The Proposed Development constitutes Schedule 2 development category 10(b), urban development projects and exceeds the applicable threshold and criteria. By virtue of their scale, the development proposals represent EIA development and therefore no Screening Request was submitted.

Environmental Impact Assessment Informal Scoping Request, Planning Performance Agreement and Consultation

- 1.30 On the basis that the Proposed Development was deemed to be EIA, an informal EIA Scoping Request was submitted to WBC with a view to seeking an Informal Scoping Opinion in the first instance, with the anticipation that a formal response would be sought in due course. While no response was received from WBC, various technical matters were discussed under the PPA meetings.
- 1.31 The Informal Scoping Request was submitted setting out the methodology to enable the Proposed Development and its implications for the local environment to be properly assessed and understood. Boyer, in conjunction with a team of specialist consultants, conducted the Informal Scoping exercise, the findings of which are set out in the Request.
- 1.32 The Scoping Request was based on a Proposed Development of up to 1,100 dwellings, as part of a mixed use development that will also include a neighbourhood centre and a range of open space typologies, and was therefore considered to represent a worst-case scenario in terms of the maximum quantum of development that could be accommodated on the Site.
- 1.33 Since the production of the informal Scoping Report, further work on the quantum of development has been undertaken and this EIA has subsequently assessed a slightly reduced level of development, at 1,030 dwellings. All other aspects of the proposed assessment remain the same.

- 1.34 WBC has not provided any response to the informal Scoping Opinion, other than through PPA meetings and technical officer meetings, however as set out at **Table 1.2** there has been consultation undertaken with WBC Officers regarding many of the EIA topic areas.
- 1.35 The EIA focusses on assessing the 'main' or 'significant' environmental effects of the Proposed Development. In this case, the informal Scoping Report, reflecting where appropriate the South Wokingham SDL Scoping Opinion (SO/2008/2040), confirmed that the following Chapters would form part of the ES:
- Socio-Economics;
 - Transport and Access;
 - Air Quality;
 - Hydrology and Flood Risk;
 - Biodiversity;
 - Landscape and Visual;
 - Archaeology and Heritage;
 - Noise;
 - Ground Conditions; and
 - Cumulative Effects Assessment.
- 1.36 These matters were considered to be required to be assessed within the ES, being relevant to the site context and nature of the Proposed Development, and the impact and effect needed to be considered as part of an ES.
- 1.37 In accordance with Schedule 4 and Regulation 18(4)(a) of TCP Regulations (EIA Regulations 2017 (as amended)), this ES has been based on the Scoping Report, albeit submitted on an informal basis, provided to WBC in June 2023, and the Proposed Development remains materially the same as the Proposed Development which was subject to the WBC advice through the PPA meetings.

Matters Scoped Out of the Environmental Statement

- 1.38 The informal Scoping Report proposed to scope out the following topics as standalone chapters in the ES, as it was considered these topics are covered elsewhere within the ES or within the wider planning applications documents.
- 1.39 Details of the proposals that relate to each of these matters scoped out is also included within **Chapter 3**, under "Proposed Development":
- Arboriculture;
 - Climate Change;

- Human Health;
- Waste;
- Utilities;
- Vulnerability to Accidents and Major Disasters;
- Natural Resources and Land Use;
- Daylight, Sunlight, Overshadowing and Wind;
- Light Spillage;
- Telecommunications; and,
- Energy Efficiency.

Arboriculture

- 1.40 Due to the nature of the development proposed and the associated area for development, Arboriculture is unlikely to be a significant issue requiring a dedicated chapter in the ES. It will, however, be appropriately referenced in other chapters such as those on Landscape and Ecology and will be detailed in other, non-ES, technical documents supporting the applications.
- 1.41 Arboricultural Assessments will accompany the planning applications.

Climate Change

- 1.42 A climate emergency that has been announced by the UK Government and is reflected in planning policies including in the adopted Core Strategy and Development Management DPD as well as the emerging Local Plan Update.
- 1.43 However, the nature of the Proposed Development is such that it is unlikely to give rise to direct significant adverse effects in relation to climate change. In this respect, the proposal is for residential development and will include new highways infrastructure to serve the development, but this will be of a localised scale. The Proposed Development also proposes sustainable transport and green infrastructure, the provision of which is intended to facilitate modal shift and behaviour change.
- 1.44 The area of the Site to be developed falls within the Environment Agency's Flood Zone 1 where there is lowest risk of flooding. The parts of the Site in Flood Zone 2/3 will not include any vulnerable uses.
- 1.45 Accordingly, no component of the Proposed Development is expected to directly result in significantly adverse effects related to Climate Change.
- 1.46 Notwithstanding the above, indirect and/or secondary climatic impacts have been considered through the Proposed Development, Construction and Phasing, Socio-Economic, Transport and Access, Hydrology and Flood Risk, Biodiversity as well as the Noise and Air Quality ES Chapters.

- 1.47 The applications for planning permission will be accompanied by separate Energy Statements, which will detail sustainable measures to be applied as part of the energy strategy.
- 1.48 It is considered that localised potential construction phase impacts could be appropriately controlled via Construction Environment Management Plans (CEMPs), Codes of Construction Practice (CoCP) or similar.
- 1.49 In view of the above, no significant adverse effects on climate change are anticipated. It is also expected that any less than significant effects, could be controlled through the planning system, including through the application of appropriately worded planning conditions.

Human Health

- 1.50 The Proposed Development may affect biological and environmental factors that can influence human health and well-being. This can concern existing and proposed residents, as well as workers and people utilising a space for a wide range of purposes.
- 1.51 Potential human health impacts have been considered through the deliberations that resulted in the LPA's proposal to allocate the Site for development in the emerging Local Plan Update. In this respect, the Proposed Development has been subject to detailed evaluation via the Local Plan Sustainability Appraisal (which incorporates an Equalities Impact Assessment). The Illustrative Masterplans provide extensive areas of public open space and new public facilities, and will facilitate sustainable (non-vehicular) movement.
- 1.52 Taking the nature of the proposals into account, it is considered given the existing land uses and ground conditions, that the Proposed Development is not likely to give rise to significant adverse effects. Therefore, human health will not be further considered in this EIA. However, the Socio-Economic ES chapter considers relevant matters, including access to health services. The Design and Access Statement addresses matters such as health, mobility and wellbeing.

Waste

- 1.53 Both the construction and operational phases of the Proposed Development will generate waste. However, there is an understanding of what waste will arise, and how it will be managed, which will ensure both environmental impacts and costs are considered and minimised.
- 1.54 A combination of the size and nature of the development proposed means that waste generation is unlikely to be a significant issue requiring consideration in the ES. Construction waste will be addressed as part of the Construction Environmental Management Plans (CEMPs) and / or CoCPs (Code of Construction Practice) and operational waste can be dealt with through appropriately worded conditions to be addressed at the reserved matters stage.

Utilities

- 1.55 A detailed assessment of utilities is not provided within the ES as it is not an environmental topic. However, the EIA is mindful of any utility works (upgrades, diversions, abandonments,

etc.) required as part of the Proposed Development as well as the impacts of existing utilities and services on the Site and the likely significant environmental effects of such works are assessed and documented under the relevant topics in this ES as appropriate.

- 1.56 Utilities Assessments are submitted in support of both the Priors Farm and Pearces Farm planning applications, in addition to the Energy Statements which will set out in greater detail the energy strategy. These confirm that there are no utility constraints or supply concerns that would conflict with the grant of planning permission.

Vulnerability to Accidents and Major Disasters

- 1.57 The EIA Regulations require that an ES includes:

“A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned.”

- 1.58 For the purposes of EIA, the definition of a ‘major accident’ is generally taken to be that set out within Article 3 of Directive 2012/18/EU(c);

“‘major accident’ means an occurrence such as a major emission, fire, or explosion resulting from uncontrolled developments in the course of the operation of any establishment covered by this Directive, and leading to serious danger to human health or the environment, immediate or delayed, inside or outside the establishment, and involving one or more dangerous substances;”

- 1.59 Conversely, the definition of a ‘disaster’ is taken to be that described by the World Health Organisation (WHO);

“1. A serious disruption of the functioning of a community or a society causing widespread human, material, economic or environmental losses which exceed the ability of the affected community or society to cope using its own resources (ISDR).

2. Situation or event, which overwhelms local capacity, necessitating a request to national or international level for external assistance (CRED).

3. A term describing an event that can be defined spatially and geographically, but that demands observation to produce evidence. It implies the interaction of an external stressor with a human community and it carries the implicit concept of non-manageability. The term is used in the entire range of risk-reduction activities, but it is possibly the least appropriate for response.”

- 1.60 In applying these definitions, and taking account of the nature of the proposals and the characteristics of the Site and the absence of relevant constraints, none of the technical specialists responsible for preparing the EIA have identified any potential for significant effects in relation to major accidents or disasters. As such, it is not proposed to include an ES chapter for this topic area.

- 1.61 However, the matters will be considered in the appropriate Technical Chapters and is embedded within the ES methodology set out in **Chapter 2**.

Natural Resources and Land Use

- 1.62 A small part of the Site, along the north-eastern boundary adjoining Easthampstead Road and the existing SDL to the north, falls within a 'minerals extraction consultation zone'. A Minerals Resources Assessment will be prepared in due course which will investigate the feasibility or otherwise of pre-development extraction. Subject to the recommendations of this Assessment, the Proposed Development will not result in mineral sterilisation. No significant effects are anticipated in relation to mineral resources and, as such, this matter will not be further considered through the EIA.
- 1.63 With respect to agricultural land, the Agricultural Land Classification map suggests that the quality of the agricultural land across the Site is Grade 3b/4, which is not Best and Most Versatile land. Agricultural Land Use Classification reports support the applications. The reports identify the extent and location of agricultural land (in different grades) across the Site and follow the established Agricultural Land Classification System for England and Wales (1988) and apply the guidance set out in Natural England Technical Note TIN049 (2012).
- 1.64 However, in accordance with the NPPF, WBC has also considered the impact that the proposed draft allocation of the Site for development will have in relation to the loss of agricultural land. This assessment is presented in the Sustainability Appraisal which accompanies the Draft Local Plan Update. WBC has therefore considered the loss of agricultural land at the Site via the Plan-making process.
- 1.65 . Matters concerning agricultural land, ground conditions and contamination, as well as natural resources (e.g. minerals / aggregate) are addressed through the appropriate surveys and assessments, submitted with the planning applications.
- 1.66 On the basis of the above, it is considered that the Proposed Development is not likely to give rise to significant environmental effect in relation to agricultural land quality nor soil and mineral resources. Accordingly, it is proposed that natural resources and land use assessments will not form part of the EIA.

Light Spillage

- 1.67 Light spillage refers to light which is emitted from artificial sources in a manner which is unwanted and/or undesirable.
- 1.68 Light spillage is subject to a wide range of legislative and policy controls, including:
- NPPF (2023);
 - PPG;
 - WBC Core Strategy (2010); and
 - WBC Managing Development Delivery Local Plan (2014).

- 1.69 The Proposed Development does not include features that are likely to result in unacceptable levels of illumination and light emissions (as defined with reference to the above policies and regulations), particularly given the extent of the development area.
- 1.70 As such, it is considered that the Proposed Development would not result in significant environmental effects regarding light spillage. The matter has been given consideration as appropriate within the Biodiversity and Landscape and Visual Chapters of the ES, however it is envisaged that localised light spillage impacts could be managed, as future reserved matters planning submissions are considered by the LPA.

Telecommunications

- 1.71 The proposed scheme design will not introduce any elements of a height sufficient to interfere with or impede telecommunications signals. As no significant effects are anticipated, telecommunications are not considered as a topic within the ES .

Energy Efficiency

- 1.72 The applications are supported by Energy Statements. The Statements explain how the Proposed Development accords with local and national policies concerning carbon reduction and sustainable energy and address this matter in relation to building fabric, design and service standards and the application of renewable and/or low carbon technologies. The Proposed Development Chapter of the ES will reiterate this information.
- 1.73 Energy efficiency and sustainable design/construction matters are not anticipated to give rise to significant environmental effects and have not be subject to further consideration in this ES. However, the wider sustainability principles of the Proposed Development are inherently evaluated in each of the ES Chapters, including through: the Proposed Development; Alternatives and Design Evolution; and Construction and Phasing Chapters.

Consultation and Engagement

- 1.74 Community involvement in the planning process is strongly advocated by Government through the National Planning Policy Framework (NPPF). Various forms of consultation and engagement has been undertaken in respect of the application Sites for a number of years, both through adopted and emerging Local Plans.
- 1.75 A summary of the consultation and engagement undertaken with both WBC, Statutory Bodies and the public is set out below in **Table 1.3**.

Table 1.3 – Summary of Consultation

Date	Summary
September 2016	WBC Issues and Options consultation Representations were made, promoting both the NKH and Lightwood sites for development.
November 2018 – February 2019	WBC Right Homes, Right Place consultation Representations were made, promoting both the NKH and Lightwood sites for development.

Date	Summary
February 2020 – April 2020	WBC Draft Local Plan consultation Representations were made, promoting both the NKH and Lightwood sites for development.
November 2021 – January 2022	WBC Revised Growth Strategy Consultation Representations were made, promoting both the NKH and Lightwood sites for development.
5 January 2023	PPA meeting 1 – topics discussed include: • Highways • SANG • Master Planning
22 February 2023	PPA meeting 2 – topics discussed include: • Highways
25 March 2023	PPA meeting 3 – site visit
11 May 2023	PPA meeting 4 – topics discussed include: • Green Infrastructure • Ecology
25 May 2023	PPA Meeting 5 – topics discussed include: • Transport • Landscape • Urban Design
15 January 2024	PPA Meetings 6 & 7 – topics discussed include: • Transport: • Access arrangements • Byway 30 Crossing • Off Site Impact • Internal Layout and Routing Matters • Landscape and Heritage: • design approach to Pearces Farm edges • POS and Green Infrastructure • SANG
9 April 2024	PPA Meeting 8 – topics discussed include: • Local Plan Update • Community Consultation • Design Codes
14 June 2024	Public Consultation event undertaken by the the Developers

Statement of Community Involvement

- 1.76 The Planning Applications are supported by a Statement of Community Involvement (SCI), which includes the wider consultation and engagement undertaken as part of each of the planning applications.
- 1.77 The accompanying Design and Access Statements (DAS) also set out the evolution of the proposals in response to the comments received from the consultation and engagement undertaken.
- 1.78 The key matters arising from the engagement process are considered in **Chapter 4** which sets out the Alternatives and Design Evolution.

Structure of the Environmental Statement

- 1.79 The ES documents the overall findings of the EIA for the Proposed Development.
- 1.80 The ES comprises the following:
- Volume 1 – Main ES Report;
 - Volume 2 – Technical Appendices; and
 - Volume 3 - Non-Technical Summary.
- 1.81 The ES has been prepared by a specialist consultant team with relevant qualifications and expertise in each topic area. Specialist consultants were commissioned to undertake the technical assessments required for the EIA process and to write the corresponding ES Technical Chapter. The overall co-ordination of the ES has been undertaken by Boyer. A Competency Statement is provided in **Appendix 1.2** of the Technical Appendices (**Volume 2**).
- 1.82 Boyer are competent experts in EIAs and have secured the Institute of Environmental Management & Assessment (IEMA) EIA Quality Mark and are corporate members of the IEMA. In addition, Boyer are also learning partners of the Royal Town Planning Institute (RTPI).
- 1.83 **Table 1.4** below summarises the structure of the ES and provides an overview of the scope of each Chapter. It also identifies the consultant responsible for each Chapter.

Table 1.4 – Structure and Scope of Environmental Statement

Chapter Number	Chapter Title	Summary of Scope	Consultant
1	Introduction	Overview of planning policy, the requirement for an ES, scope of the ES and structure of the ES	Boyer
2	Methodology	General methodology used in the preparation of the ES	Boyer

Chapter Number	Chapter Title	Summary of Scope	Consultant
3	Site Description & Proposed Development	A description of the Site and Proposed Development comprising information about the design and scale of development	Boyer
4	Alternatives and Design Evolution	A description of the alternatives (e.g. development design, technology, location, size and scale), design iterations and main reasons for the chosen option (including comparison with environmental effects)	Boyer
5	Construction and Phasing	Setting out construction methods, indicative construction programme and phasing.	Boyer
6	Socio-Economics	An assessment of the socio-economic impacts of the Proposed Development.	Boyer
7	Transport and Access	An assessment of the likely significant effects on the surrounding transport network which may arise from the Proposed Development both during construction and following the completion.	Abley Letchford Partnership Ltd
8	Air Quality	Provides an assessment of potential effect of the Proposed Development on the environment and sensitive receptors with respect to local air quality.	Air Quality Consultants Ltd
9	Hydrology and Flood Risk	An assessment of the likely significant effects of the Proposed Development on hydrology and flood risk, both during construction and following the completion of the Proposed Development.	Abley Letchford Partnership Ltd
10	Biodiversity	The impact on ecological receptors, including statutory and non-statutory designated Site's and legally protected habitats and species, and those of conservation importance.	Ethos Environmental Practice
11	Landscape and Visual	An assessment which considers the landscape and visual effects and the key landscape and visual related aspects.	Environmental Dimension Partnership
12	Archaeology and Heritage	An assessment of archaeology and cultural heritage assets within the application site parameters are assessed and any relevant mitigation measures are provided.	Environmental Dimension Partnership

Chapter Number	Chapter Title	Summary of Scope	Consultant
13	Noise	Provides an assessment of potential impacts in relation to the Proposed Development on noise.	Omnia Consulting
14	Ground Conditions	Provides an assessment of potential impacts in relation to the Proposed Development on ground conditions.	Omnia Consulting
15	Cumulative Effects Assessment	Consideration of cumulative effects between the application Site and other major developments in the study area (inter additive effects) i.e. noise and noise and; the combination of different effects i.e. noise and air quality either occurring within the project (intra synergistic effects) or due to different projects (inter synergistic effects).	Input from team – collated by Boyer
16	Summary of Mitigation Measures, Residual Effects & Monitoring	Provides a summary of the assessment of effects described in Chapters 6-14 during the construction, operation [and decommission /demolition phases, where applicable].	Boyer

2. METHODOLOGY

- 2.1 This Chapter outlines the general methodology used in the preparation of the ES. All Technical Chapters are structured to explain the specific methodology used within that individual subject. Where the methodology in a Technical Chapter varies from that set out below, the different methodology and reason for the variation is explained within the chapter.

Content of the Environmental Statement

- 2.2 There is no statutory requirement as to the structure of an ES, but it must include at least the information specified in Regulation 18(3) and Schedule 4, as well as complying with the requirements of Regulation 18(4) and 18(5) of the 2017 EIA Regulations (as amended).
- 2.3 In addition, the ES must also include any additional information specified in Schedule 4 of the 2017 EIA Regulations (as amended) which are relevant to the specific characteristics of the development and to the environmental features likely to be significantly affected.
- 2.4 **Tables 2.1 and 2.2** summarise the requirements of Regulations 18(3), 18(4) and 18(5) as well as Schedule 4 of the 2017 EIA Regulations and confirms how these requirements have been addressed within the ES.

Table 2.1 – Summary of Regulations 18(3), 18(4) and 18(5) of the 2017 EIA Regulations

Regulation 18(3), 18(4) and 18(5) Requirements		Location within the ES
18(3)	A description of the Proposed Development comprising information on the Site, design, size and other relevant features of the development	Chapter 3 provides a description of the Proposed Development
	A description of the likely significant effects of the Proposed Development on the environment	The likely significant effects of the Proposed Development on the environment will be considered on an individual basis in each Technical Chapter
	A description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	An overview of the proposed mitigation measures and residual effects envisaged are provided in Chapter 16 .
	A description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	Chapter 4 provides a summary of the reasonable alternatives considered by the applicants

Regulation 18(3), 18(4) and 18(5) Requirements		Location within the ES
	A non-technical summary of the information referred to in sub-paragraphs (a) to (d)	Volume 3 consists of the Non-Technical Summary (NTS).
	Any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development and type of development and to the environmental features likely to be significantly affected	The effects of the Proposed Development are considered on an individual basis in each Technical Chapter taking into account the information specified in Schedule 4.
18(4)	Where a scoping opinion or direction has been issued in accordance with Regulation 15 or 16, be based on the most recent scoping opinion of direction issued (so far as the Proposed Development remains materially the same as the propose development which was subject to that opinion or direction)	No formal or informal Scoping Opinion has been issued by WBC. The ES has been prepared in accordance with the Scoping Report included as Appendix 1.2 .
	Include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment	Each individual Technical Chapter summarises the information available which has informed the conclusions of that chapter and the overall ES.
	Be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, which a view to avoiding duplication of assessment	Each individual Technical Chapter summarises the information available which has informed the conclusions of that chapter and the overall ES.
18(5)	The developer must ensure that the environmental statement is prepared by competent experts	Specialist consultants have been appointed by the applicants to undertake the technical assessments required for the EIA process and to write the corresponding ES chapter.
	The Environmental Statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts	A statement prepared on behalf of the developer is provided in Appendix 1.3 outlining the qualifications of the consultant team. These qualifications are also set out at the beginning of each Technical Chapter.

Table 2.2 – Summary of the Schedule 4 Requirements of the 2017 EIA Regulations

Schedule 4 Requirements		Location within the ES
1.A description of the development, including in particular:		
1 (a)	A description of the location of the development	Chapter 3 provides a description of the Proposed Development
1 (b)	A description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases	Chapter 3 provides a description of the Proposed Development
1 (c)	A description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy use, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity)	Chapters 6 to 14 provide a summary of the operational phase of the Proposed Development
1 (d)	An estimate, by type and quantity, of expected residue and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operational phases)	Chapter 1 and Chapter 3 provide a summary of the expected residues and emissions. The precise details of the likely type and quantity of residue emissions will be confirmed at a detailed design stage.
2.	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects	Chapter 4 provides a summary of the reasonable alternatives considered.
3.	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability	Chapters 6 to 14 provide a summary of the baseline scenario where relevant to the assessment

Schedule 4 Requirements		Location within the ES
	of environmental information and scientific knowledge	
4.	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Chapters 6 to 14 provide a summary of the factors likely to be significantly affected by the Proposed Development
5. A description of the likely significant effects of the development on the environment from, inter alia:		
5(a)	The construction and existence of the development including, where relevant, demolition works	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment
5(b)	The use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the suitable availability of these resources	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment
5 (c)	The emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment
5 (d)	The risks to human health, cultural heritage or the environment (for example due to accidents or disasters)	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment.
5 (e)	The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance	As assessment of the cumulative effects and interactions are provided in Chapter 15 .

Schedule 4 Requirements		Location within the ES
	likely to be affected or the use of natural resources	
5 (f)	The impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change	Climate Change and the impact of the project on climate is addressed in Chapter 2 and 3 , the vulnerability of the project to Climate Change is addressed in Chapters 6 to 14 . Greenhouse gas emissions are also controlled through Building Regulations Part L.
5 (g)	The technologies and the substances used	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment
	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment
6.	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapter 2 provides a summary of the approach to the overall assessment. Chapters 6 to 14 provide details of any difficulties encountered.
7.	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project	Proposed mitigation measures and residual effects are provided in Chapter 16 .

Schedule 4 Requirements		Location within the ES
	analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	
8.	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Chapters 6 to 14 provide an assessment of the likely significant effects of the Proposed Development on the environment. Chapter 16 summarises the mitigation measures proposed.
9.	A non-technical summary of the information provided under paragraphs 1 to 8.	Volume 3 of the ES provides a Non-Technical Summary.
10.	A reference list detailing the sources used for the descriptions and assessments included in the Environmental Statement	References are provided in Chapters 1 to 16 as appropriate.

Criteria to Assess Significance of Environmental Effects

- 2.5 The 2017 EIA Regulations (as amended) do not classify significance. For some of the topics within the ES, there are published guidelines on how to evaluate significance. This guidance will be outlined at the start of the Technical Chapter. However, in all other instances it is necessary to state how this will be defined for the Proposed Development.
- 2.6 Assessing the significance of effects relies upon the interaction between the magnitude of the change and the sensitivity or importance of the environmental receptor. Significance will vary depending on the sensitivity of the receptor being considered and therefore will need to be considered in each Technical Chapter on a topic by topic basis.

Magnitude

2.7 When assessing the magnitude of change the following considerations have been taken into account:

- Extent and magnitude of the impact (major, moderate, minor or negligible) (both beneficial and adverse);
- Impact duration (short, medium or long term);
- Impact type (direct, indirect, reversible or irreversible);
- Whether the impact occurs in isolation, is cumulative or interactive; and
- Performance against environmental quality standards.

2.8 **Table 2.3** defines the type of change and the associated magnitude.

Table 2.3 – Magnitude of Change

Change	Magnitude
Major	Entire loss / gain or major variation to key elements / features of the baseline conditions so that the post-development character / configuration of the baseline condition would be fundamentally changed.
Moderate	Loss / gain or variation to one or more key elements / features of the baseline conditions so that the post-development character / configuration of the baseline condition would be materially changed.
Minor	Minor change from the baseline conditions. The changes are measurable, but not material in the sense that the changes are similar to those pre-development.
Negligible	Inconsequential when compared to the baseline conditions.

Sensitivity

2.9 The sensitivity of a receptor is based on the relative importance of the existing environmental features on or near the Proposed Development and by the sensitivity of the receptor which could be affected. **Table 2.4** defines the scale for determining sensitivity.

2.10 The sensitivity of the receptor should be determined using a combination of appropriate professional judgement, consideration of existing designations, and where possible, quantifiable data.

Table 2.4 – Sensitivity of Receptor

Significance	Examples of Receptors
High	The receptor has little ability to absorb change without fundamentally altering its present character, or is of very high environmental value or of international or national importance.

Significance	Examples of Receptors
Medium	The receptor has moderate capacity to absorb change without significantly altering its present character, has some environmental value or is of high importance at regional level.
Low	The receptor is tolerant of change without detriment to its character or is of low environmental value or local importance.

Temporal Scope

- 2.11 The duration of effects is taken into account when determining the overall significance of effect. For the purposes of assessing the effects of the Proposed Development, the following timescales have been utilised, unless stated otherwise in accordance with applicable guidance to the technical assessment:

- Short Term – Impact is measurable for 0-5 years;
- Medium Term – Impact is measurable between 5 and 15 years; and
- Long Term – Impact is measurable greater than 15 years.

Significance

- 2.12 The ES has been completed on the basis that for an impact to be significant, it must be of sufficient scale or magnitude to:
- Lead to defined or widely recognised levels of acceptable change being exceeded; or
 - Threaten or enhance the viability or integrity of a receptor group of concern.
- 2.13 Significance will vary depending on the sensitivity of the receptor being considered and therefore will need to be considered in each Technical Chapter on a topic by topic basis.
- 2.14 **Table 2.5** comprises a matrix showing the interaction of magnitude of change and the sensitivity of the receptor, which provides a guide for technical specialists to assess impact significance.

Table 2.5 – Methodology for Assessing Significance Matrix

Significance		Sensitivity of receptor		
		High	Medium	Low
Impact Magnitude	Major	Major	Major	Moderate
	Moderate	Major	Moderate	Minor
	Minor	Moderate	Minor	Minor
	Negligible	Negligible	Negligible	Negligible

- 2.15 Effects are considered to be 'significant' where the results of the magnitude equate to a 'moderate' or 'major' in this ES. However, in the event that discipline specific methodology has been applied that differs from the criteria, this has been clearly explained within the relevant Technical Chapter under the heading of ES Methodology.
- 2.16 Once the magnitude of the impact and the sensitivity of receptor have been determined using the matrix, then the 7 point scale of significance, as illustrated in **Table 2.6**, is applied to the nature of the impact.
- 2.17 This defines if the effect will be Adverse where it is negative, Beneficial where it is positive or Negligible where there is little or no effect.

Table 2.6 – Significance Criteria – The 7 Point Scale

Major Beneficial
Moderate Beneficial
Minor Beneficial
Negligible
Minor Adverse
Moderate Adverse
Major Adverse

- 2.18 The Significance Matrix and Criteria reflects the approach taken within this ES. However, in the event that discipline specific methodology has been applied that differs from the criteria, this has been clearly explained within the relevant Technical Chapter under the heading of ES Methodology.

Environmental Statement Structure

- 2.19 All of the Technical Chapters prepared for the ES have been undertaken using appropriate methodology and good practice guidance. In order to ensure consistency throughout the ES, all Technical Chapters are structured as outlined in **Table 2.7**.

Table 2.7 – Summary of the Technical Chapter Structure of the ES

Heading	Content
Introduction	An introduction to the topic area to include a brief note on the purpose of the environmental assessment.
Legislation, Planning Policy and Guidance	A summary of the key directives / policies that are applicable to this chapter at an international, national, regional and local level.
Assessment Methodology	To include a scope of the assessment, including the study area, consultation sources, baseline surveys and the methodology of the assessment undertaken.
Significance Criteria	A description of the criteria that will be used to assess the significance of effects on the environment resulting from the Proposed Development during the construction and operational

Heading	Content
	phases and confirmation of the thresholds/levels of significance which will be considered.
Baseline Conditions	The identification of existing conditions. i.e. the current situation and changes over time assuming the Site is not developed (future baseline).
Assessment of Effects	An evaluation of the effects resulting from the Proposed Development during both the construction and operational phases. To confirm, this is prior to the implementation of mitigation measures.
Mitigation	A description of any mitigation measures which are required as a result of the impact of the Proposed Development and any associated monitoring requirement.
Residual Effects and Monitoring	This section will assess the impact of the Proposed Development together with the fully implemented mitigation measures and any necessary monitoring required to ensure effective mitigation.
Cumulative Effects	Consideration of the cumulative (additive) and synergistic (combined) action of different environmental topic specific impacts upon a single resource/receptor and cumulative effects between the application Site and other relevant projects
Limitations and Assumptions	Any notable limitations or assumptions regarding the assessment are detailed in this section.
Summary of Impacts	Each Technical Chapter sets out a summary of the potential residual effects for the demolition and construction phase and operation phase of the Proposed Development.

- 2.20 All of the Chapters prepared for the ES are based on technical assessments, which have been undertaken by specialist consultants appointed by the applicants. A summary of the chapter structure is set out below.

Legislation, Planning Policy and Guidance

- 2.21 The ES Chapter will identify those elements of legislation, planning policy and guidance of relevance to the specific area of assessment. The review will identify relevant documents with a summary of the key directives / policies that are applicable to the relevant Technical Chapter at an international, national, regional and local level.

Assessment Methodology

- 2.22 The methodology will include a scope of the assessment, including the study area, consultation sources, baseline surveys and the methodology of the assessment undertaken.

Spatial Scope

- 2.23 The geographical or spatial scope of the EIA has had regard to both the physical extent of the Proposed Development (the application Site) and the nature of the baseline environment,

which in certain instances extends beyond the Site. The spatial scope or zone of influence of each Technical Chapter is set out within the methodology section of that chapter. As such, some assessments are limited to the application Site or its immediate surroundings, whilst others extend across a wider area (where appropriate).

2.24 The geographical scale of each of the impacts are identified in accordance with the following scale:

- An impact of international importance would be one that affects an interest of international concern.
- An impact of national importance would be one that affects the national interest identified by Government policies such as effects on a National Park, AONB, SSSI or a Grade I or II* Listed Building.
- Impacts of regional-wide importance would be one that affects the Thames Valley and the South of England.
- Impacts of a district-wide importance would be of relevance broadly within the context of WBC's administrative boundary.
- Impacts of local importance are those which affect a limited area, largely contained within or close to the development Site itself.

Consultation Sources and Baseline Surveys

2.25 Baseline environmental information sources are outlined in each Technical Chapter. The baseline information gathered from a variety of sources, including published data, desk studies, consultation, field surveys and monitoring. Unless otherwise stated, the surveys that are referred to in this ES are surveys specifically carried out as part of the EIA.

2.26 Details of the environmental baseline surveys, including survey methodology, any difficulties encountered in gathering survey information and where external organisations have been consulted are presented, principally in **Technical Chapters 6 to 14**.

Significance Criteria

2.27 Each Technical Chapter describes how the significance of effects has been identified and assessed, in line with the methodology set out above explaining how the magnitude of effect is measured; how the sensitivity of the identified receptor to that impact is measured; and how the significance of effect is derived.

2.28 As indicated above, unless otherwise stated within the Technical Chapter, effects are considered to be 'significant' where the results of the magnitude equate to a 'moderate' or 'major' in this ES.

Baseline Conditions (incorporating a Future Baseline)

2.29 Information and data has been collected by the relevant specialist consultants to determine the baseline conditions within the area, which might be affected by the Proposed

Development, that is, the situation that would likely prevail in the absence of the construction and operation of the project.

- 2.30 The Baseline Conditions also consider a future baseline, which relates to likely changes over time, assuming the Site remains undeveloped, this includes any changes associated with climate change predictions.

Assessment of Effects

- 2.31 The baseline information allows future Site conditions to be assessed as indicated above and also enables the likely effects of this development to be assessed.
- 2.32 The 2017 EIA Regulations (as amended) recognise that development proposals affect different environmental elements to differing degrees and that not all of these are of sufficient concern to warrant detailed investigation or assessment through the EIA process.
- 2.33 The 2017 EIA Regulations (as amended) identify those environmental resources that warrant investigation as those that are most likely to be significantly affected by the Proposed Development.
- 2.34 Potential significant environmental effects are considered for both the construction phase and the operation phase of the Proposed Development in each Technical Chapter.
- 2.35 It is currently anticipated that work on Site would commence in 2025/26 for a period of 10 years with around 105 dwellings completed per annum. The Proposed Development is expected to fully complete and be occupied by 2036. Further details are provided in **Chapter 5** Construction and Phasing.

Impact and Effects

- 2.36 In this ES assessment 'impact' will concern the change that arises whereas 'effect' is the consequences of that change.

Mitigation

- 2.37 Regulation 18(3) of the 2017 EIA Regulations requires an ES to include:
- "A description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment."*
- 2.38 For each effect identified in the ES, potential mitigation measures will be identified within the Technical Chapter to offset, reduce or prevent adverse effects and enhance beneficial effects, with specific measures having been considered at the design stage where practicable.
- 2.39 Where the effectiveness of mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, data and/or professional judgement has been introduced to support these assumptions.

- 2.40 Mitigation recommended during the demolition and construction phase would be set out in CEMPs or similar to be agreed with WBC prior to the commencement of site work and implemented throughout the duration of the works. Further details are set out in **Chapter 5 Construction and Phasing**.
- 2.41 An overview of the proposed mitigation measures are also provided in **Chapter 16** of the ES. These mitigation measures will be delivered through planning conditions, Community Infrastructure Levy or will be provided for within the S106 Agreements.

Residual Effects

- 2.42 The residual effects assessment provided in each Technical Chapter provides a description and assessment of the magnitude and significance of impacts that will remain after the proposed mitigation measures are implemented. These impacts may be adverse, beneficial or both. An overview of any residual effects envisaged is also provided in **Chapter 16**.

Monitoring

- 2.43 In accordance with Clause 7 of Schedule 4 of the 2017 EIA Regulations (as amended), where the Proposed Development will result in an identified significant adverse effect on the environment, proposed monitoring arrangements will be proposed, where suitable, to ensure that measures envisaged to avoid, prevent, reduce or offset the effects are undertaken as required through the construction and operational phases.
- 2.44 The description of the monitoring is set out, as required, within Technical **Chapters 6 to 14**.

Cumulative Effects Assessment (CEA)

- 2.45 Clause 5e of Schedule 4 of the 2017 EIA Regulations requires an ES to include a description and assessment of:

“The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources.”

- 2.46 The ES provides information on cumulative effects which can be either cumulative (additive) effects or combined (synergistic) effects.

Cumulative Additive Effects

- 2.47 Cumulative additive effects are those that result from changes caused by proposed or reasonably foreseeable projects within the locality of a Site or proposed project when assessed with the effects of the Proposed Development. Additive effects are the sum of the magnitudes of the effect (e.g. noise and noise) and the combined effect is assessed as if resulting from a single project.

Synergistic (Combined) Effects

- 2.48 Synergistic effects are more complex to assess (as they can arise from the combination of different effects e.g. noise and visual) and as the effects can be intra (occurring within one project) as well as inter (occurring due to different projects).

- 2.49 The spatial scope or zone of influence (ZOI) for inter-project cumulative effects for the Proposed Development will be limited to committed major development proposed within the WBC administrative area and just over the boundary into BFC administrative area.
- 2.50 The temporal scope considers the relative phases of other developments and potential for overlap and interaction including construction and operational phases of those developments.
- 2.51 **Table 2.8** sets out the 'existing, approved and reasonably foreseeable' projects to be considered within the cumulative assessment.

Table 2.8 – Sites considered for Cumulative Effects

Site Address	Site Status	Proposed Development	Reason for Inclusion
Land at phase 2b, South Wokingham SDL (Ref: 191068)	Approved 19 July 2024	Hybrid planning application (part outline/ part detailed) comprising an outline application with all matters reserved except principal means of access to the highways for a mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.	Proximity to the site.
Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325)	Resolution to grant approval	Hybrid planning application(part outline/part full)comprising outline application with all matters reserved for up to 171 no. dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace(SANG).	Proximity to the site

Site Address	Site Status	Proposed Development	Reason for Inclusion
Land at Phase 2a, South Wokingham SDL (Ref: 190914)	Approved 19 July 2024	Outline application with all matters reserved except for principal means of access to the highways, for up to 215 dwellings, public open space, play areas, associated infrastructure and landscaping.	Proximity to the site.
Land South of Waterloo Road (Ref: 211033) and BFBC. (Ref: 21/00372/OUT)	Under consideration	Outline application for the proposed demolition of equestrian buildings and up to 95no. dwellings (35% affordable housing), public open space, attenuation, ecological enhancement and associated works with details of vehicular access from Old Wokingham Road and pedestrian/cycle access from byway WOKW BW30 with all other matters reserved.	Proximity to the site.
North Wokingham SDL – Ashridge Farm, Warren House Road (Ref: 201515)	Full planning permission granted June 2021.	Full application for the erection of 153 dwellings comprising a mix of 1,2,3 & 4 beds with associated landscaping, parking, open space, drainage; construction of a new access onto Warren House Road and Bell Foundry Lane; provision of an area of Suitable Alternative Natural Greenspace (SANG) and all other associated development works (including demolition of existing buildings and provision of temporary site sales).	Proximity to the site.
North Wokingham SDL - Toutley East Land adjacent to Toutley Depot (Ref: 223778)	Reserved Matters under consideration. Outline planning permission granted	Outline application for up to 130 residential units and a 70 bed care home (all matters reserved except access to the site).	Proximity to the site.

Site Address	Site Status	Proposed Development	Reason for Inclusion
	December 2022. (Ref: 211777)		
Land adjacent to Blagrove Road (Ref: 222306)	Under consideration	Outline application for the proposed erection of up to 350 dwellings with new access onto Barkham Road, community space (Use Class F2), landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings. Access only to be considered, all other matters reserved.	Proximity to the site.
Amen Corner (Ref: 180711)	Resolution to grant approval	Hybrid planning application for a residential-led mixed-use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services) / B1 (business) / B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 305 residential dwellings, public open space, spine road, estate roads, landscaping, public right of way diversion, drainage, levels and car parking.	Proximity to the site.
Land to the West of St Annes Drive and South of London Road (Ref: 203544)	Refused January 2022. Approved at Appeal December 2022.	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping, and open space.	

2.52 The Cumulative Effects Assessment methodology is set out in full in **Chapter 15** with the assessment.

Limitations and Assumptions

2.53 Clause 6 of Schedule 4 of the 2017 EIA Regulations requires an ES to include:

“...details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.”

2.54 A summary of difficulties encountered during the preparation of the ES are set out in each individual Technical Chapter (where relevant). This summary provides a description of the nature and type of difficulty experienced and if applicable a summary of uncertainties which have resulted from this difficulty.

2.55 None of the difficulties identified during the course of the preparation of the ES have prevented a full assessment of the likely significant environmental effects of the Proposed Development.

3. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

3.1 This Chapter describes the application Site and its surrounding context. It also sets out the Proposed Development.

3.2 A full description of the Proposed Development is provided in the Design and Access Statement (DAS) that accompanies each planning application.

The Application Site

3.3 The Site is located on land to the East of Easthampstead Road and West of Old Wokingham Road, also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site'). It lies within the administrative boundary of Wokingham Borough Council (WBC).

3.4 The Site has an area of approximately 64 hectares with the NKH Site extending to circa 7.4 hectares located in the west and the Lightwood Site extends across the remainder of the Site covering circa 56.5 hectares, including land to the south of the Easthampstead Road. The Byway application covers a site area of approximately 0.21 hectares.

3.5 The Site is predominantly in agricultural and equine use, but also includes a number of properties in residential or commercial use. In broad terms, the Site comprises a generally triangular area of land, with an adjunct on the southern side of Easthampstead Road, which forms the SANG land. The Site is situated almost entirely within the administrative boundary of WBC. Slivers of land within Bracknell Forest administrative area form part of the eastern boundary of the site.

3.6 The western and southern boundaries of the Site are predominantly defined by Easthampstead Road. However, an area of land for SANG is proposed to the south of this road as part of the Proposed Development. To the east, the Site predominantly borders the Old Wokingham Road. The majority of the Site lies to the south of the Holme Green Lane Byway, although it also includes an area of land around Pearce's Farmhouse (and adjoining Easthampstead Road) located to the north of the Byway.

3.7 Generally, the Site is topographically level with gentle undulations towards the south of the Site and an unnamed Ordinary Watercourse. This watercourse (which flows into the Emm Brook, and from there into the River Loddon) runs through the Site on an east – west alignment. The main Emm Brook channel is to the south of the southern area of SANG.

3.8 Whilst the Site primarily comprises arable fields and grazed equine land, there are well established trees belts along the Site's boundaries. Internal boundaries are formed of stretches of open ditch, stretches of ditch with hedgerows and intermittent trees, and trees associated with Byway 30.

3.9 There are a number of public rights of way (PRoWs) which bisect or are adjacent to the Site. These include FP5 Link 1 (at the Site's northernmost boundary), Byway 30 (BW30) Link 1

(Holme Green Lane), FP6 Link 1 (within the southern part of the Site). Two PRoW are also located within the SANG land to the west of Easthampstead Road. These are FP7 Link 1 and FP8 Link 1. Byway 30 runs between the Pearces Farm and Priors Farm sites, providing access from Easthampstead Road to Waterloo Road and the SDL.

The Surrounding Area

- 3.10 The Site is currently situated within a semi-rural context, with its northernmost extent being located approximately 500m to the south of the current built edge of Wokingham. However, the Site is within an area of planned change and its context and character will evolve significantly, as the existing SDL is built out as an urban extension to the town.
- 3.11 Furthermore, although currently bordered by relatively rural (albeit well-trafficked) roads, significant new highway infrastructure is being brought forward to the north. This notably includes the new South Wokingham Distributor Road, which bridges the Waterloo to Reading railway line, to serve the planned (existing) SDL. The delivery of the existing SDL will also provide connections to the west of Wokingham town centre, near the Tesco supermarket.
- 3.12 With regard to its wider context, the Site (at its closest point) lies around 900m west of the Jennett's Park development, which constitutes the furthest eastern extent of the town of Bracknell. However, the Site is separated (from Bracknell) by the Peacock Meadow SANG, Easthampstead Park (which comprises a Grade II listed mansion house and associated grounds used for conferencing and events), and the Downshire Golf Course.
- 3.13 The settlement of Crowthorne lies approximately 1km to the south of the Site, when measured from its closest point (albeit the closet point is proposed as SANG). The intervening land comprises agricultural land, wooded areas, alongside varied commercial and leisure uses. These are distributed predominantly along Old Wokingham Road, in addition to the Johnson and Johnson facility (which is accessed from Nine Mile Road).
- 3.14 To the west and south west of the Site, is located the White Horse public house and the Holme Grange School (both of which lie immediately west of the Easthampstead Road) and several sporadically distributed sites in commercial use. The area is further comprised of equine / agricultural land, including the large Hall Hunter fruit growing site at Grays Farm, owned by WBC and proposed in the emerging LPU to be developed for outdoor and indoor sports and community uses and a SEN school (albeit that the school is now proposed to relocated to Rooks Nest Farm).

Designations and Constraints

- 3.15 Whilst the Site is not included within an Air Quality Management Area (AQMA), the closest AQMA is the Wokingham Town Centre AQMA. This is located approximately 2.5km north-west of the centre of the Site. Further details are set out in the Air Quality Chapter (**Chapter 8**).
- 3.16 The Environment Agency (EA) mapping indicates that the majority of the Site lies in Flood Zone 1 'Low Probability', defined (by the National Planning Policy Framework (NPPF)) and Planning Practice Guidance (PPG) as land with less than 1 in 1000 annual probability of river

flooding. However, a small section adjacent to the unnamed ordinary watercourse running through the site, is associated with areas of Flood Zones 2 and 3 and similarly along the Emm Brook to the south of the proposed SANG land.

- 3.17 The EA's Surface Water Flood Map indicates the majority of the Site is at low risk of surface water flooding, again with the exception of the small area which runs adjacent to the ordinary water course and the Emm Brook to the south of the SANG, which is at high risk. The Site is not shown to be at risk of reservoir flooding and is located outside of the 'maximum extent of flooding' should a reservoir breach occur. The Site is not located within a Source Protection Zone. Further details are set out in the Hydrology and Flood Risk Chapter (**Chapter 9**).
- 3.18 The Site itself does not fall within the extent of any prevailing statutory ecological designation. No Habitat of Principal Importance for nature conservation are present within the Site. However, the Site is located within an area that is identified as an Impact Risk Zone (IRZ) for nearby Nationally (Site of Special Scientific Interest (SSSI)) and Internationally (Special Protection Areas (SPA)), Special Areas of Conservation ((SAR), Ramsar) designated areas.
- 3.19 The site is located approximately 1.8km from the Thames Basin Heath SPA area which incorporates a number of SSSI's. Although not directly connected, and outside of the 400m no development buffer zone, The other closest designated areas are 'Heath Lake' (a Local Nature Reserve) which lies approximately 1.9 km south of the Site, and 'Longmoor Bog', located approximately 5km west of the Site. Further details are provided in the Biodiversity Chapter (**Chapter 10**).
- 3.20 Several Tree Preservation Orders ('TPOs') are located within the Site, predominately along the Site's external boundaries. In addition to a number of individual TPO trees, there are several area / woodland TPOs, as follows;
- Area TPO-1376-2011-A1 (at the north western corner the Site);
 - Woodland TPO-1376-2011-W1 (along Holme Green Lane);
 - Area TPO-1826-2021-A4 and Area TPO-1377-2011-A1 (to the south of Locks Farm, at the north east of the Site); and,
 - Woodland TPO-1377-2011-W0a and Area TPO-1377-2011-G1, both along Old Wokingham Road.
- 3.21 It is further noted that an area of Ancient Woodland lies to the east of the Site (associated with Woodland TPO-1377-2011-W0a).
- 3.22 The Site is not subject to any prevailing statutory landscape designations. However, it does contain landscapes of varying character and quality. These include well established mature trees and tree belts, as with the ordinary watercourse and its immediate surroundings. Further details are set out in the Landscape and Visual Chapter (**Chapter 11**).

- 3.23 There are two groupings of Listed Buildings. The western part of the Site contains a grouping of Listed Buildings (Grade II) including farmhouse, granary and barn at Pearce's Farm. To the north of the Site (beyond its boundaries) is the Grade II* Lock's House with Grade II Lock's Barn adjacent. To the west of Easthampstead Road is 'The Garden House' and Holme Grange School (both Grade II). To the south of the Site is located a stable and barn, associated with Sutton Court Farm (Grade II).
- 3.24 There are no Scheduled Monuments on Site or situated within its vicinity. The north-eastern part of the Site is identified as an area of potential archaeological importance (based on WBC's interactive mapping). Further details are set out in the Archaeology and Heritage Chapter (**Chapter 12**).
- 3.25 The primary noise sources with potential to impact upon the Site are the roads which are running to the east of the Site and Easthampstead Road to the south. There is also a railway line to the north, beyond the SWDR and the associated new housing that will traverse the new road north of the Proposed Development. Further details are set out in the Noise Chapter (**Chapter 13**).
- 3.26 Initial Ground investigations show no active pollution pathways were identified based on a residential end use with homegrown produce however higher risk areas of the Site remain un-investigated. To date the Site has been classified as Green under the NHBC Traffic Light System based on three ground gas monitoring visits within the southern section of the Site and based on findings, no gas protection measures are required for a Green classification. Further details are set out in the Ground Conditions Chapter (**Chapter 14**).

Local Plan - Draft Site Allocation

The South Wokingham SDL

- 3.27 The Site is partly included within the existing South Wokingham SDL as designated in the adopted Core Strategy which currently comprises three areas:
- Land to the north of the railway line at Montague Park has already been built out for 636 dwellings, a primary school, and local centre, and the north eastern part of the South Wokingham Distributor Road (SWDR).
 - South of Montague Park, the Eastern Gateway section of the SWSR has been completed and the remaining sections of the SWDR land immediately to the south of the railway and alongside the SWDR is subject to 3 planning applications for 1,820 homes with associated facilities, including sports facilities and SANG land. Each has a resolution to grant planning permission. Although all these applications are within the SDL, the overall urban design strategy does not completely reflect the spatial guidance set out in the Supplementary Planning Document for the SDL in terms of the anticipated location of housing and SANG/open space. However, Policy CC02 (Development Limits) enables some flexibility in this regard.
 - The South Wokingham SDL SPD identifies the remainder of the SDL land as open space.

- 3.28 Within a small part of the remaining area an outline application (ref. 211033), seeking permission for up to 95 homes on land South of Waterloo Road (immediately north of the Site), is currently being determined as a cross boundary application by WBC and BFBC (Ref 21/00372/OUT).
- 3.29 Beyond this application, the Proposed Development, incorporates the majority of the remaining part of the SDL.
- 3.30 The Proposed Development also includes land south of the remaining part of the SDL. This land lies between Easthampstead Road and the Emm Brook, as well as within a field south of Easthampstead Road.
- 3.31 The Local Plan Update: Revised Growth Strategy currently characterises the remaining land within South Wokingham SDL as forming 'the South Wokingham SDL Extension'. The Proposed Development further extends the concept of an SDL Extension by virtue of the additional land area that is proposed primarily for SANG but with a small area of residential development.
- 3.32 Emerging Policy SS7 – South Wokingham SDL with the Local Plan Update requires the following:
- Phased delivery of around 2,899* dwellings from April 2018, including affordable in accordance with Policy H5;
 - Appropriate retail facilities;
 - Social and physical infrastructure (including the provision for two new primary schools on site and two neighbourhood centres. The new neighbourhood centre should incorporate a mix of retail and community uses;
 - Measures to maintain separation from Binfield/Bracknell, Crowthorne/Pinewood (Crowthorne) and Finchampstead North;
 - Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town centre in accordance with Policy C8 and taking into account the council's Greenways Strategy;
 - Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy NE2 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
 - Continued improvements to transport capacity along the A321 and A329 including the provision of the Southern Distributor Road;
 - Measures to continue to improve accessibility by forms of active travel along the A321 and A329 corridors; and

- Measures to continue to improve access by forms of active travel to Wokingham town centre.

** The Core Strategy allocation for the South Wokingham SDL in Policy CP21 was for around 2,500 dwellings. However, this figure is updated in the Local Plan Update to reflect proposed allocations at land south of Gipsy Lane for 17 dwellings, the land south of Waterloo Road for 835 dwellings, the land to the west of St Annes Drive and south of London Road for 54 dwellings, and extant planning permissions and completions on the South Wokingham SDL at April 2018.*

- 3.33 The Proposed Development has been directed by the policy requirements set out within this policy as set out below.

The Proposed Development

- 3.34 This section sets out the Proposed Development. A full description is provided in each DAS that accompanies the Planning Applications.

- 3.35 The Applicants intend to submit three separate Planning Applications for a residential led mixed use development on 'Land to East of Easthampstead Road and West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site').

- 3.36 The Proposed Development for the purposes of the EIA, which reflects the three planning applications, is for the following:

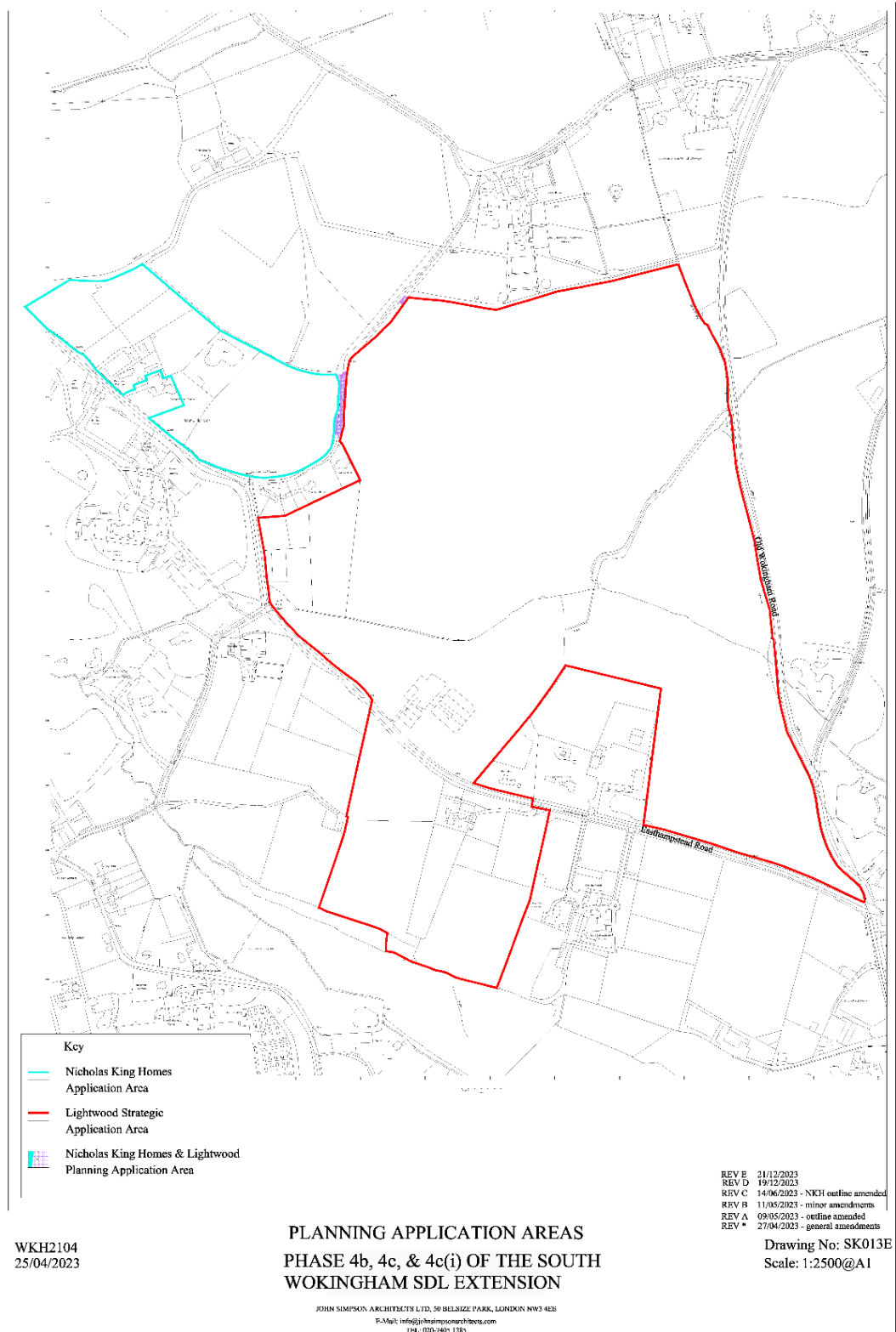
"A mixed-use development of up to 1,030 homes, community facilities including neighbourhood centre, (Use classes F and/or E) public open space, play areas, allotments and associated infrastructure and landscaping; proposed Suitable Alternative Natural Greenspace (SANG) and access."

- 3.37 The Proposed Development will come forward via the following three separate planning applications:

- Application A: A hybrid application seeking outline planning permission for mixed use development comprising up to 850 homes and community facilities, including a neighbourhood centre (Use Classes F and/or E), with all matters reserved (apart from means of access) and a full application for SANG land and associated facilities by Lightwood Strategic at Priors Farm;
- Application B: An. Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes ("NKH Site"); and
- Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.

3.38 The application areas are shown on **Figure 3.1** below:

Figure 3.1 – Application Area Plan



- 3.39 The ES has been undertaken based upon Development Parameters contained in **Technical Appendix 3.1-3.3 of Volume 2**.

Parameter Plans

- 3.40 The Parameter Plans which are contained in **Technical Appendix 3.1-3.3 of Volume 2**:

- Land Use (SK02.7.2)
- Access and Movement (SK02.5.1); and
- Building Heights (SK02.6.2).

- 3.41 The Written Parameters are provided below.

Written Parameters

- 3.42 The built development shall generally accord with the areas shown on the Land Use Parameter Plan and shall include:

- Residential development of up to 1,030 homes;
- Neighbourhood Centre extending up to 0.4ha;
- Areas for public Open Space.

- 3.43 The proposed residential area, as defined and shown on the Land Use Parameter Plan shall include:

- Market and affordable Housing;
- Amenity Green Space; and
- Associated infrastructure.

- 3.44 The residential development shall be restricted to the building heights shown on the Building Heights Parameter Plan.

- 3.45 The Areas for Public Open Space shall be restricted to the areas defined and shown on the Land Use Parameter Plan and are proposed to include:

- Amenity green space;
- Accessible natural green space;
- Green corridors and buffers;
- Equipped Play Areas;
- Allotments
- Suitable Alternative Green Space (SANG);
- Attenuation areas (wet and dry).

- 3.46 Access and movement shall accord with the Access and Movement Parameter Plan and shall include:
- New points of vehicular access taken from Old Wokingham Road and Easthampstead Road, and allowing for a future connection to the South Wokingham Distributor Road;
 - Vehicular crossing of Byway 30 to allow for access for the two residential parcels;
 - Pedestrian cycle crossings;
 - Active Travel Connections.

EIA and the Planning Applications

- 3.47 Details relating to the components of the Proposed Development are set out in full in the DAS which accompanies each planning application.
- 3.48 Each technical chapter within the ES assesses the Development Parameters including the Parameter Plans and Written Text (**Technical Appendix 3.1-3.3**) and specifically, the potential development within the parameters that would lead to the “worst case” effects for that discipline. This will ensure that any future detailed proposals coming forward within the parameters of a future outline permission would not lead to greater (more adverse) effects on the environment than have been assessed at the outline stage.
- 3.49 The EIA Project area is being delivered under three applications, as follows:
- Application A: A hybrid application seeking outline planning permission for mixed use development comprising up to 850 homes and community facilities, including a neighbourhood centre (Use Classes F and/or E), with all matters reserved (apart from means of access) and a full application for SANG land and associated facilities by Lightwood Strategic at Priors Farm;
 - Application B: An. Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes (“NKH Site”); and
 - Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.

Land Use Components

- 3.50 The Application Site is a greenfield site and the Proposed Development includes limited demolition works. Given the likely phasing (set out in detail in **Chapter 5**) and the extent of the application Site, it is not anticipated that any further land take will be required for construction purposes.

- 3.51 The proposed Land Uses of the Site are demarcated on the Land Use Parameter Plan reference SK02.7.2.
- 3.52 Set out below in **Table 3.1** is a summary of the land use components of the scheme these may not always be exclusive of one another (see Development Parameters).

Table 3.1 – Land Use Components

Land Use	Use Class and Quantum
Housing	Up to 1,030 dwellings (Use Class C3) (29.08ha)
Neighbourhood Centre	Up to 0.4ha (Use Class E/F)
Green Infrastructure	Open Space including attenuation basins, amenity green space, equipped play areas, allotments (12.61ha)
SANG	21.20ha
Means of Access	The site will be served by 3x access points demarcated on the Access and Movement Parameter Plans, with an additional safeguarded access provided to the neighbouring site;
Other Infrastructure	Vehicular crossing of Byway 30 to allow for access for the two residential parcels;

- 3.53 Land movements will be reduced with the Proposed Development working as much as possible with existing levels to minimise the need for earth movements and retaining structures.

Illustrative Masterplan Overview

- 3.54 The Illustrative Masterplan (SK02.4.1G) attached at **Appendix 3.4** illustrates how the Site could be developed in line with the Development Parameters, demonstrating the scope to deliver development on the Site, in line with Policy SS7 of the WBC Emerging Local Plan Update.
- 3.55 Whilst the emerging Policy SS7 envisages approximately 835 dwellings on the additional land, the Illustrative Masterplan indicates capacity for a larger scheme of up to 1,030 dwellings, which can be successfully achieved with an appropriate density alongside associated site infrastructure, a neighbourhood centre and landscaped areas.
- 3.56 The Illustrative Masterplan has been developed taking into account site specific constraints and opportunities and responds with appropriate landscape buffers, variation in densities and good connectivity both within the Site and with the surrounding area.
- 3.57 A well-connected network of low-speed, distinctive streets incorporate a variety of attractive community spaces which result in a legible road hierarchy that aids movement among the developments distinctive character areas in addition to safe and convenient pedestrian and cycle links.

- 3.58 A more detailed review of the Illustrative Masterplan is outlined in the Design and Access Statements that accompany the Planning Applications.

Character Areas

Pearces Farm

- 3.59 The design of Pearces Farm is centred around the strategic creation of distinctive character frontages that frame streets and spaces. Each frontage has a density and massing appropriate to their immediate context.
- **Main Street** - 'Heart' of the development with a formal tight knit structure. The development is structured around a central thoroughfare / Main Street serving as the primary vehicular and multi-modal access point to the development. Lined with trees, it incorporates pedestrian and cycle routes, presenting a more urban and enclosed village character with a continuous frontage.
 - **Mews Street** - Intimate shared surface streets. Informal Mews create a smooth transition between the central spine/Main Street and the development edges.
 - **Edge Street** - Informal and loose edges. Informal character with frontages being more fragmented and landscape taking a more prominent role within the street.
 - **Pearces Farm Frontage** - Includes frontages to be subservient to the heritage asset of Pearces Farm. Half way along the Main Street, a positive frontage encapsulates the setting of Pearces Farm and aims to create a harmonious connection with the site's historical assets.

Figure 3.2 – Pearces Farm Masterplan Character Areas

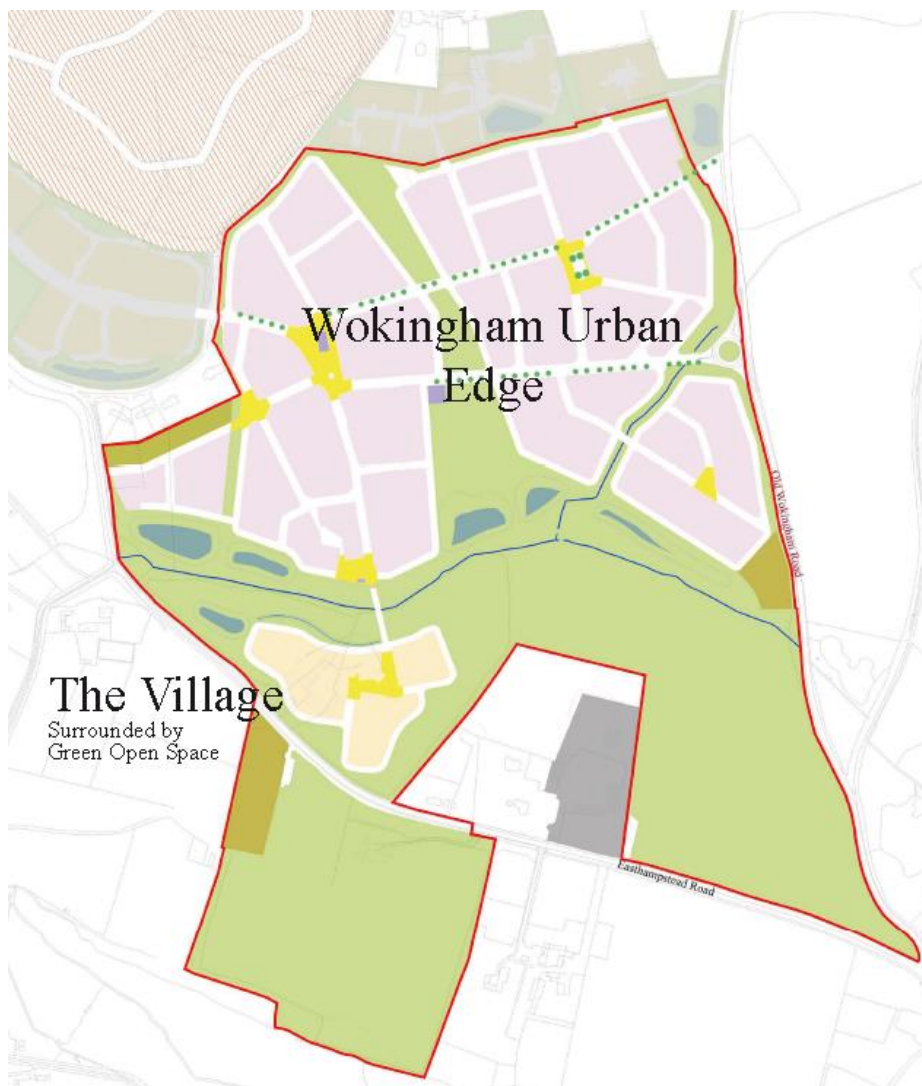


Priors Farm

3.60 The Illustrative Masterplan for the South Wokingham Extension at Priors Farm has been designed to maximise the benefits of its location. Green open space forms an integral part of the design with a large Park located between two main neighbourhoods, as well as a SANG and the enhanced existing watercourse sited between them. This careful integration of the green open space, designed around the existing landscape features like mature trees, hedges and the watercourse provides a transition between more urban SDL to the North of the site and the more rural areas to the South. This transition is to be further underlined by the introduction of two Character Areas, as shown on the plan below:

- Character area one “Wokingham Urban Edge” applies to two northern neighbourhoods sited above the watercourse and
- Character area two “The Village” covers a small part of the development located between the watercourse and the Easthampstead Road

Figure 3.3 – Priors Farm Masterplan Character Areas



- 3.61 Character area one “Wokingham Urban Edge” would be more urban and built around a tight network of interconnecting streets and squares, with a character and feel rooted in that of the historic centre of Wokingham as well as the immediate locality. A series of public spaces, located in neighbourhood centres and the Main Square serving the whole development, would be defined by terrace buildings creating a protected, enclosed space for gatherings and meetings, which could become a focal point for the community. The architecture of the “Wokingham Urban Edge” zone should be rooted in the best traditions of Wokingham drawing on its history and development patterns going all the way back to its silk trade industry, when typical elements such as the covered passages to courtyard areas were developed.
- 3.62 Deploying the same solutions within the “Urban Edge Zone” combined with the typical architectural details developed in later eras would ensure that this part of the site feels like an integral part of Wokingham. A new linear park located between the two main neighbourhoods forms the heart of “Wokingham Urban Edge” area. Landscaping around this part of the site is kept relatively open maximizing views of the green open space for the houses located along the edges of the Park and overlooking the watercourse.
- 3.63 “The Village Character” area is to be located South of the watercourse. It effectively replaces the existing Hambridge Farm, which in its current form is rather unsightly and visually detrimental to the setting. The proposed development would address this problem by creating a more rural, village like, feel for this part of the development. The local public space would take a form of a small village square and would be much less formal than those in the “Urban Edge Zone”.
- 3.64 This effect would be achieved by introducing greenery within the space, in the form of grass and varied tree planting, as well as a rather organic, less geometric, L shape form of the space itself. Surrounding it with the variety of building types such as small terraces, detached houses and a “converted” barn house, would further underline this informality in a manner typical of a rural village. A new building type, based on the local vernacular and designed to look like a “converted” barn would be introduced for this character zone only, once again underling the rural setting of the Village and tying it closely with the immediate surroundings where structures such as Lock’s Barn or the Barn at Pearces farm can be found.
- 3.65 In contrast to the landscaping around the “Urban Edge Zone” the illustrative masterplan proposes surrounding the village with trees and shrubs which would create a softer transition from the built-up areas to the countryside, enveloping it so that one can only ever see glimpses of the Village and never be fully aware of its modest overall size. Proximity to the watercourse, the SANG and good links to the existing Public Right of Way network would further enhance this part of the development.

Building Heights

- 3.66 The Building Heights Parameter Plan, illustrates the maximum permitted building heights. For Pearces Farm this includes:

- Higher buildings are located along the Main Street and near the gateway entrance to the north-west. Buildings will range from 2 and 2.5 storey houses to up to 3 storey apartments.
- Areas of lower buildings wrap around the Main Street creating a smooth transition between the edges and the 'heart' of the development.
- The area around Pearces Farm will include buildings of a lower scale. Up to 1.5 storey buildings are proposed along the southern and northern spaces. Buildings along the stretch of the Main Street facing the farm will be mainly up to 2 storey with up to 2.5 storey buildings at key locations.

3.67 For Priors Farm this includes:

- Higher buildings located within the centre of the development parcels, with heights decreasing towards the edges of the parcels.
- The most southern development parcel has limited areas of 3 storey building with the majority being 2 and 2.5 storey.

3.68 The DAS supporting each of the applications and the Development Parameters provide further detail.

Dwelling Mix and Density

3.69 The development offers a variety of densities of residential development, with a mix of 1, 2, 3, 4 and 5 bedroom houses and apartments including both private market housing and a mix of affordable dwellings.

3.70 It is intended to include a policy compliant provision of affordable housing on Site subject to viability, which would equate to circa 35% of the dwellings (based upon the emerging Local Plan Update).

Green Infrastructure and Landscaping

3.71 The Land Use Parameter Plan sets out the broad locations for Green Infrastructure and Landscaping.

3.72 For Pearces Farm this provides a network of multifunctional open spaces including:

- Pearce's Farm New Green, a central focal point within the development that serves as a vital open space at the heart of the community. Its purpose is to safeguard and enhance the setting of the Pearce's Farm complex, providing a serene and communal area for residents.
- Green Corridors serve as soft interfaces with neighbouring areas and contribute to the overall aesthetics and ecological balance of the development.
- Incidental Green Spaces along the main route providing opportunities for social interaction.

3.73 For Priors Farm it will comprise the following:

- A central linear park which will provide a north-south focus connecting the existing green infrastructure with play facilities.
- Provision of allotments and orchards which will reinstate traditional habitats and strengthen community relationships.
- Neighbourhood, local and landscaped equipped play areas for people of all ages.

Key Movement Corridors

3.74 As illustrated on the Access and Movement Parameter Plan (see **Appendix 3.2** of the Technical Appendices (**Volume 2**)) a primary spine road is proposed through the Site that connects eastern and western access points. Secondary routes are then formed off the spine road serving the residential parcels. A crossing of Byway 30 is proposed between the two main residential Sites.

3.75 Some land to the north-west is safeguarded to provide a future access route as well as a link to the east to connect the development to the wider Strategic Development Location (SDL).

3.76 In addition, pedestrian and cycle networks form attractive and convenient links across the development and additional connection points with the surrounding area, including public rights of way, encouraging active travel where possible.

3.77 The movement strategy focuses on creating a walkable neighbourhood with new foot and cycle paths linking streets across the development and connecting into the wider SDL and PRowS.

3.78 Highway improvements located outside of the red line boundary, and within Highway boundary shall be implemented through a S278 Agreement.

Lighting

3.79 The lighting proposals will be designed to take account of the relevant technical guidance and advice. Further details are provided within the DAS and other supporting documents submitted in support of the planning application, as well as where relevant to specific environmental topics, including in **Chapter 10 and 11** (Biodiversity and Landscape) of this ES.

Waste

3.80 At operational phase the detailed design of the scheme will ensure that the Site is able to accommodate a suitable waste strategy that accords with the WBC waste requirements and managed in accordance with all applicable legislation. This shall include appropriate locations for the storage of recycling facilities for household waste, and ensuring that the road widths are suitable for waste collection vehicles.

Flood Risk, Drainage and Water Resources

- 3.81 A sequential approach to the layout of the Site was used during the master planning of the site. For example, residential development located within Flood Zone 1 and SANG located in areas of Flood Zone 2 and 3 and watercourse corridors along the surface water drainage flow routes.
- 3.82 The implementation of a surface water drainage strategy incorporating SuDS will include filtration and conveyance, attenuation and controlled discharge of surface water runoff, thus mimicking existing Greenfield conditions and reducing flood risk both on and off site.
- 3.83 The drainage strategy allows for changes in anticipated rainfall as a result of climate change. Further detail is provided within the Hydrology and Flood Risk (**Chapter 9**).

Energy, Climate Change, CO2 and Renewables (Residues and Emissions)

- 3.84 The role and likely effects of climate change over time have been considered as part of this predicted baseline by applying the Met Office Predictions (UKCP18).
- 3.85 The Met Office Guidance states that these are the projections that should be used when undertaking risk assessments and adaption decisions and the *“Government will make use of UKCP18 to inform its adaptation and mitigation planning and decision-making”*.
- 3.86 The application is supported by an Energy Statement which confirms a baseline of 2,182.32 kg/CO2 per annum for the Proposed Development.
- 3.87 By adopting a fabric-first approach and the provision of low-carbon and renewable energy sources, the Proposed Development will result in a reduction of 1816.32 Kg/CO2 per annum over the baseline, resulting in a generation of 366 Kg/CO2 per annum, representing a total reduction of 83.21% over the Baseline.
- 3.88 It is considered that the Energy Statements and accompanying Flood Risk Assessments provides sufficient information to demonstrate that the Proposed Development will mitigate and will not result in a significant impact on Climate Change.

Utilities and Services

- 3.89 Utilities Assessments have been prepared to accompany the applications, which address the supply requirements of the Proposed Development, existing network apparatus and outline proposals to supply the scheme.

4. ALTERNATIVES AND DESIGN EVOLUTION

Introduction

- 4.1 Part 2 of Schedule 4 of the 2017 EIA Regulations (as amended) state that an Environmental Statement should include:

“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”

- 4.2 The alternatives proposed in this section relates to those associated with design, location, size and scale. Due to the Proposed Development representing residential development, it was not considered that there were appropriate technological alternatives to the Proposed Development and therefore these have not been discussed below.
- 4.3 In this instance, the potential alternative scenarios comprise firstly, ‘do nothing’, secondly, consideration of alternative development site’s; and thirdly, consideration of alternative design configurations for the Proposed Development within the application site.

1. Existing and Emerging Allocation

- 4.4 The site forms part of the South Wokingham SDL as allocated in the Wokingham Core Strategy Policy CP21 comprising a mixed-use development of approximately 2,500 dwellings, retail facilities social infrastructure and open spaces, with the site itself within the designated open space area
- 4.5 The Site has therefore been considered as an acceptable location for development and for this reason, a “do nothing” scenario has not formed part of this assessment. It is not a reasonable alternative given the need for housing in the administrative area of WBC and the identification of this land as part of a residential allocation.
- 4.6 Notwithstanding this, certain technical assessments do refer to such a scenario to quantify the changes arising from the implementation of the Proposed Development when compared to the baseline.

2. Consideration of Alternative Development Sites – Emerging Local Plan Update

- 4.7 The Site has been included as a strategic allocation for a residential-led development in the Emerging Local Plan, as an extension to the South Wokingham Strategic Development Location, under Draft Policy SS7 comprising mixed-use development, with associated housing, employment and social and physical infrastructure.
- 4.8 The Local Plan has undergone three Regulation 18 Consultations, with the Regulation 19 Consultation due in September 2024.
- 4.9 This allocation has therefore been subject to a Sustainability Appraisal undertaken by WBC in accordance with the Strategic Environmental Assessment (SEA) Regulations. The Sustainability Appraisal assessed the Site against alternative Site’s to determine the most

suitable and sustainable locations for development. The process to date has concluded that the Site is a suitable location for development of the scale proposed and, moreover, integral to the ability for the Local Plan to deliver the required number/type of houses to meet local need.

- 4.10 As a result of this process, it is not considered necessary to repeat the assessment of alternative Sites through this ES.

3. Design Configurations for the Proposed Development

- 4.11 The Proposed Development has been informed through the policy requirements set out within the Policy confirming the allocation, as set out in the preceding Chapter, and the Site's design configuration process which has been developed through the Site's constraints and opportunities. These constraints have been identified as heritage and landscape, which are discussed in further detail through each of the Technical Chapters. The Site's opportunities include its location next to an existing urban area, which provide an opportunity to enhance existing links with facilities and services.
- 4.12 The Proposed Development has resulted from technical appraisals and understanding of Site constraints, together with extensive early engagement with officers and relevant stakeholders including the local community. This engagement has continued through the preparation of the applications with meetings/discussions held with statutory consultees, Parish Councils and Ward Members.
- 4.13 This engagement has been supplemented through the agreement of a Planning Performance Agreement (PPA), to provide a project management framework for the application sites, to guide the evolution of the proposals and the engagement process from initial inception through to delivery. The PPA has included a detailed programme ensuring consistent engagement with the Council, stakeholders and statutory consultees throughout the evolution of the proposals and the application process.
- 4.14 Throughout the engagement and consultation process the design has evolved in response to Site characteristics, policy requirements of the emerging Local Plan, and discussions with Officers and stakeholders. This engagement has informed the Development Parameters and Illustrative Masterplan, in consideration of reasonable alternatives.
- 4.15 A summary of the consultation undertaken is detailed in **Chapter 1**. The full detail of the consultation and engagement undertaken is also set out within the accompanying Planning Statements, Statement of Community Involvement and Design and Access Statements.
- 4.16 Following the Council's publication of a Revised Growth Strategy consultation between November 2021 and January 2022, and the change in administration May 2022, Lightwood Strategic and Nicholas King Homes began to prepare a co-ordinated Illustrative Masterplan for the proposed SDL extension. In October 2022 this was presented to the new administration with Officers in support.
- 4.17 Subsequently, a series of meetings took place with Officers as part of Planning Performance Agreement (PPA) focused on the preparation of the Local Plan Review. The resulting

proposals have not significantly changed since they were first presented and are broadly in keeping with Regulation 18 Proposals presented by the Council. However, some amendments have been made as follows:

- The significance of the role that the central park plays in the scheme was further increased and enhanced.
- Housing in the form of a small village was introduced on Hambidge Farm, which in its current form is rather unsightly and detrimental to its setting, and the overall density was increased resulting in greater number of houses.
- An additional area of SANG south of Easthampstead Road was identified and integrated into the scheme to support higher levels of housing.

- 4.18 During the PPA process the alignment of the main street was adjusted to run along the top of the main local centre, referred to as the Market Square, to facilitate providing a flexible public space which can be used by the community for variety of events without impacting on the flow of traffic, or being overwhelmed by the cars and buses passing through it.
- 4.19 A secondary vehicular access point was introduced on the west side of the Site to enable egress to the east for users of Holme Grange School in a scenario where, as proposed, Easthampstead Road is severed, and two vehicular connections were introduced between to the Pudner site to the north to ensure better integration with the rest of the site.
- 4.20 The allotment provision was split into three parcels and relocated from the single location north of Easthampstead Road. This resulted in a welcomed increase in the provision of SANG in the location previously used for the allotments, which were distributed around the site to ensure easy access for the users.
- 4.21 In addition to the main SuDS basins located near the existing watercourse at the centre of the site, conveyance SuDS were introduced along the edges of the new Linear Park enhancing the surface water management.
- 4.22 A public consultation event took place on 14th June 2024 at St Sebastian's Memorial Hall, Wokingham, for both the Pearces Farm and Priors Farm sites. In addition, a website has been published containing the same information as the exhibition and giving further opportunity for feedback. No changes to the Development Parameters or Illustrative Masterplan were considered necessary based on feedback from the public consultation event.

Summary

- 4.23 Overall design options have evolved in response to Site opportunities and constraints and consultation with key stakeholders and members of public. The Development Parameters now sought to be approved, are considered to result in a lower magnitude of effect in Environmental terms when compared with the alternatives discussed, particularly in respect of landscape and heritage.

- 4.24 Further detail of design evolution and alternatives considered is provided within the Design and Access Statements included in the Planning Application submissions.
- 4.25 The above has led to the Development Parameter Plans and Text as set out in **Technical Appendix 3.1 – 3.3 of Volume 2**.
- 4.26 Accordingly, the alternatives have been assessed and the proposed development is considered to be the most reasonable form of development, in light of consultation, planning policy context and technical evidence available and is not considered to result in any significant environmental effects to reasonable alternatives, as the development has been designed to minimise and mitigate potential impacts.

5. CONSTRUCTION PROGRAMME AND METHODS

Introduction

- 5.1 This Chapter details the proposed Construction Programme and Methods of Construction. Consideration of the likely significant effects of the Construction Phase on the environment has been assessed within each of the respective Technical Chapters.

Indicative Construction Programme

- 5.2 The indicative construction programme, which has formed the assessment of the ES assumes that development would commence in 2025/26, over a period of 10 years and completed in 2035/36.
- 5.3 The construction programme assumes around 100 homes are completed each year.
- 5.4 In terms of phasing, the exact strategy will be developed as the planning applications progress and will be prepared with input from technical consultants. The proposed phasing will be based on the capacity of existing infrastructure and the delivery of necessary infrastructure requirements that will support development.
- 5.5 For the purposes of the ES assessment, given the Site proposes the provision of SANG, this has been identified as phase 1, while all other development is considered to form phase 2.
- 5.6 The Planning Applications are supported by an indicative Phasing Plan contained in **Appendix 5.1** of the **Volume 2** of the ES, which proposes the phasing of the Site's delivery. This has been prepared in discussions with the technical consultants.
- 5.7 As detailed at the end of this Chapter, appropriate construction methods will be adopted to ensure that construction does not result in a significant effect on the environment.
- 5.8 Future full CEMPs will also include appropriate construction hours (to be agreed with WBC) and the implementation of Site hoarding, where necessary and justified, to mitigate noise and visual impacts from the construction.

Construction Trip Generation

- 5.9 The number of trips related to construction traffic will comprise both workforce-related traffic and deliver-related traffic. The number of deliveries and construction workers entering the Site is unknown at this time as the applications and Proposed Development are in Outline with only part in full under the Hybrid, however, an assessment has been undertaken in the ES of the potential construction phase traffic movements as set out in the Transport and Access Technical Chapter (**Chapter 9**).
- 5.10 **Table 5.1** shows likely trip generation during the Construction Phase (assessed adopting a worst-case scenario).

Table 5.1 – Likely Construction Phase Trip Generation

Vehicle Type	Average 2-way Trips Per Day
HGV	14
Cars	120

Sustainable Modes of Construction and Nature and Quantity of Materials

- 5.11 The Proposed Development will adopt usual sustainable methods of construction for residential development.
- 5.12 The residential dwellings will be built in accordance with the latest iteration of the Building Regulations. A range of sustainable design and construction measures will be used, including:
- Orientation and sizing of window/door openings to optimise daylighting and solar gain.
 - Improved air-tightness and reduced thermal bridging to minimise heat loss.
 - Maximised fabric insulation to reduce space heating demand to as low a level as possible.
 - Responsible sustainable materials - locally sourced where feasible.
 - Energy efficient white goods.
 - Energy efficient lighting.
 - Site waste management to minimise construction waste.
 - Provision of recycling facilities for domestic and commercial users.
 - Air source heat pumps.
 - EV charging points to be integrated within the scheme.
 - Roof spaces across the site orientated to accommodate Solar PV panels where possible.
 - Water conservation measures such as low flush WC's, flow restricted taps and showers to meet high levels of water efficiency and achieve a policy requirement limit of 110 litres/person/day.
 - Construction materials will be responsibly sourced, durable and healthy, locally sourced materials will be used where possible.
- 5.13 The residential dwellings will also adhere to the National Development Space Standards (NDSS).

- 5.14 The nature and quantities of materials needed during the construction and operational phases are not known at this time as the applications are primarily in Outline. These matters will be defined through the detailed stage of the Proposed Development, as the final quantum of dwellings is defined. The primary construction materials to be used are however considered to include concrete, brick, beams, brickwork and blockwork, glass and timber. These construction materials will be sourced, where possible, from the local area and materials will be selected with lower embodied carbon and energy.

Materials

- 5.15 The DAS for each application provides information with respect to the indicative materials palette. A material palette would be chosen for the development to ensure that it fits in with the character of Wokingham and the immediate surroundings.
- 5.16 For Pearces Farm the materials would include a combination of:
- mixed red brick and buff brick with contrasting brick for decorative details;
 - render or roughcast render;
 - dark timber boardings;
 - tile hangings;
 - slate colour tiles or brown/red plain clay tiles.
- 5.17 For Priors Farm the materials would include a combination of:
- Red brick houses with brick arches or stone contrasting lintels and a slate, or red tiled roofs. Some decorative stone elements like corncicing, string courses and porches could be used.
 - Painted stucco facades with red tiled roofs,
 - Some half-timber buildings with either brick or rendered infills and tiled roofs.
 - For the Village “converted” barn building type dark (black or brown) stained horizontal timber boarding would be used with painted brick walls or natural bricks in orange-red with plain tile roofs.