

5 Approach to Assessment

5.1 Approach to Assessment

- 5.1.1 As set out in Chapter 1, Environmental Impact Assessment (EIA) is a process through which the likely significant environmental effects of a development proposal can be identified and, where possible, adverse effects prevented, reduced or offset.
- 5.1.2 The overall aim of this ES is to provide an objective and systematic account of the likely significant environmental effects of the Proposed Development and to assess the ability of the Site and surrounding area, including receptors such as people, flora and fauna, to accept those effects. This also includes describing the measures envisaged to avoid, prevent, reduce or, if possible, offset those identified significant adverse effects.
- 5.1.3 This chapter describes the overarching methodology adopted for the EIA.

5.2 EIA Screening

- 5.2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”), require that before consent is granted for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 developments). Guidance and thresholds are available to help to decide whether EIA is required for a Schedule 2 development. This decision process is known as ‘screening’.
- 5.2.2 The selection criteria for screening Schedule 2 development are provided in Schedule 3 of the EIA Regulations. Schedule 2 projects require EIA if they are likely to have significant effects on the environment by virtue of their nature, size or location. The potential for likely significant effects on ‘sensitive areas’, as defined in Regulation 2(1) of the EIA Regulations, is a particularly important consideration.
- 5.2.3 The Proposed Development falls within Schedule 2 Section 10(b) of the EIA Regulations as an “Urban development project” in which “the development includes more than 1 hectare of urban development which is not dwellinghouse development”, “the development includes more than 150 dwellings”, and “the overall area of the development exceeds 5 hectares”.
- 5.2.4 Owing to the nature and scale of the Proposed Development, as well as the potential impacts from other cumulative schemes in the area, alongside the foregoing EIA that was undertaken on the Site as part of a wider urban development project (Arborfield Garrison), the Applicant considers that the Proposed Development is likely to give rise to significant environmental effects and that an EIA will be required. An EIA Screening Opinion was not therefore sought from WBC; instead the Applicant has decided to undertake a voluntary EIA.

5.3 EIA Scoping

- 5.3.1 Section 15(1) of the EIA Regulations, sets out that applicants '*may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the environmental statement*'. This decision process is known as 'scoping'. This process is not mandatory but can assist the EIA Project Team in setting the scope of the Environmental Statement.
- 5.3.2 A formal Scoping Opinion has not been requested for the Site. Crest Nicholson previously received consent for the Arborfield Garrison scheme, and its associated EIA, which provides a basis for the suggested scope. The Barkham Square scheme, also being submitted by Crest Nicholson, has also recently been submitted to the Council (Ref. 261059). Together, both Sites provide a basis for the scope of the Former Arborfield Studios Environmental Statement.
- 5.3.3 In August 2025, a pre-application enquiry was submitted to WBC which contained a request for feedback on the topics to be scoped in and out of the EIA (Appendix 5.1, pages 5-8). Although this did not provide the level of information normally expected from a formal EIA Scoping request, justification was provided and compared against Barkham Square (Ref. 243114) and Arborfield Garrison (Ref. O/2014/2280) as to why Arborfield Studios should scope in or scope out certain topics.
- 5.3.4 A comparison table of the agreed ES Scope between Arborfield Garrison, Barkham Square and Arborfield Studios is set out below.

Table 5.1 Comparison of Environmental Statement Scopes¹

Topic	Barkham Square (Ref. 243114)	Arborfield Garrison (Ref. O/2014/2280)	Arborfield Studios (The Site)	Justification
Air Quality	Scoped in	Scoped in	Scoped in	Assessment of effects likely required due to scale of development.
Climate Change	Chapter scoped in as a whole with the exception of non-significant elements scoped out.	Scoped out (Given the age since the assessment was undertaken, current best practice is to scope in climate change and greenhouse gases).	Scoped in	We propose to follow a similar approach to the Barkham Square application where non-significant elements are scoped out.
Ecology inc. Trees	Scoped in	Scoped in	Scoped in	Although a brownfield site with low ecological value, due to the potential wider

¹ This table is as submitted as part of the EIA Scoping discussions during the pre-application process with WBC, and therefore may not be reflective of the current scheme.

Ground Conditions and Contamination				effects from cumulative schemes in the area, we propose to scope this in.
	Scoped out	Scoped out	Scoped in	Due to the presence of potential contaminated land, we suggest this is scoped in.
Historic Environment (Built Heritage and Archaeology)	Scoped out	Scoped in	Scoped out	As there are no designated heritage assets on Site or within close proximity to the Site boundary. There is also likely to be limited archaeological deposits on site due to the existing condition of the Site.
Human Health	Scoped out	Scoped out	Scoped out	Due to the nature and scale of the development, the scheme is not considered to give rise to significant effects on human health to require a separate ES chapter on human health effects.
LVIA	Scoped in	Scoped in	Scoped out	Due to the enclosed nature of the Site by trees to the east and the context of existing development to the west, significant effects are not considered likely.
Major Accidents and Natural Disasters	Scoped out	Scoped out	Scoped out	The Site is not at significant risk of major accidents or disasters.
Noise & Vibration	Noise scoped in; vibration scoped out	Noise scoped in; vibration scoped out	Noise scoped in; Vibration scoped out	Vibration is suggested to be scoped out, however it is proposed to scope noise in as

Socio-economics				the effects from existing residents and road traffic.
	Scoped out	Scoped in	Scoped out	As with Barkham Square, the effects can be mitigated through a S106. Due to the proposals consisting of c.360 units, the quantum of development is not considered significant in EIA terms.
Transport	Scoped in	Scoped in	Scoped in	Assessment of effects likely required due to scale of development.
Water, Drainage and Flood Risk	Scoped in	Scoped in	Scoped in	Assessment of effects likely required due to scale of development.

5.3.5 This scope was then agreed with WBC and is included within the agreed meeting minutes, extracted below:

“EIA

*50.CB (**Landscape, WBC**) confirmed agreement to Landscape Visual matters being scoped out and would welcome application being accompanied by a LVA.*

*51. DF (**Ecology, WBC**) explained site feeds into Barkham Brook which has a population of white clawed crayfish. EIA chapter must focus on mitigation impacts to preventing harm to crayfish downstream.*

*52.JB (**Savills EIA**) presented proposed EIA scoping strategy. WBC provided verbal confirmation that list looked sensible.²”*

5.3.6 In terms of other topics usually scoped out of the EIA, the below provides justification for taking this approach to lighting, major accidents and disasters and waste and resources.

² Elements in bold added by author to provide additional context to respondent.

Lighting

- 5.3.7 The Proposed Development is located adjacent to existing built development at Arborfield Green. Therefore, as there are already significant light emissions from adjacent development, and the site is not within or near to any dark sky reserves, it is not considered that the Site is sensitive to minor increases in sky glow which might be expected from the introduction of residential development.
- 5.3.8 The Proposed Development's lighting scheme will be sensitively designed around the constraints of the Site, aiming to minimise light spill to ensure significant effects are not anticipated. As such a separate lighting chapter is not included within the EIA.

Major Accidents and Disasters

- 5.3.9 In the absence of recognised guidance on this subject in the context of EIA, a range of sources providing guidance related to the topic has been reviewed, including:
- Cabinet Office National Risk Register (NRR) 2023 Edition³;
 - UK Government Emergency Response & Recovery Guidance (2013)⁴; and
 - International Federation of Red Cross & Red Crescent Societies Disaster and Crisis Management Guidance (2024)⁵.
- 5.3.10 A disaster can be defined as *"a sudden, calamitous event that seriously disrupts the functioning of a community or society and causes human, material, and economic or environmental losses that exceed the community's or society's ability to cope using its own resources. Though often caused by nature, disasters can have human origins"*. An accident can be defined as *"an unfortunate incident that happens unexpectedly and unintentionally, typically resulting in damage or injury"*.
- 5.3.11 The Site's location within the UK is such that natural disasters are not considered to represent a likely risk to the Proposed Development. For example, it is considered that the likelihood of an earthquake with a magnitude sufficient to cause damage to buildings and/or loss of life occurring and impacting the site is extremely low. Furthermore, the topography of the Site is not considered to be sufficiently steep such that a major mass movement disaster could arise.
- 5.3.12 The Atomic Weapons Establishment (AWE) Burghfield site is approximately 8.44km northwest of the Site. West Berkshire are required to define zones around nuclear sites where it is necessary to pre-define protective actions which could be implemented without delay to mitigate the likely consequences of a radiation emergency. The Site is outside of the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield and therefore, is not considered at immediate risk in the event of a radiation emergency.

³ Cabinet Office (2023) National Risk Register 2023: The National Risk Register outlines the most serious risks facing the United Kingdom [Online] Available at: <https://www.gov.uk/government/publications/national-risk-register-2023>

⁴ Cabinet Office (2013) Emergency Response and Recovery: Guidance for staff of responder agencies, particularly senior officers or managers involved in emergency response and recovery preparations. [Online] Available at: <https://www.gov.uk/guidance/emergency-response-and-recovery>

⁵ International Federation of Red Cross and Red Crescent Societies (IFRC) (2024) IFRC Civil Protection Guidance for National Societies and Federation Secretariat Relations with European Union Actors. IFRC and Red Cross ED Office.

5.3.13 It is therefore considered that whilst there is always a potential risk that an accident, fire or natural disaster could result in a significant environmental impact, this risk can be appropriately mitigated through embedded design measures and through compliance with statutory design guidelines. As such, significant effects related to Health and Safety or as a result of major accidents and/or disasters associated with the Proposed Development are not considered likely.

5.3.14 The EIA therefore does not include major accidents and disasters as a specific chapter.

Waste and Resources

5.3.15 Developments result in both construction and operational (municipal & commercial) waste arisings. Waste Disposal Authorities are responsible for ensuring that the Waste Local Plan provides for sufficient facilities to exist to manage anticipated waste arisings (this includes ensuring that sufficient sites exist for merchant facilities for the management of construction and commercial waste). Waste Collection Authorities are responsible for ensuring that sufficient infrastructure exists for the collection of anticipated municipal waste arisings.

5.3.16 Planning permission is granted for a residential development proposal on the basis that it is, for example, in accordance with the development plan or necessary to meet a housing need. On this basis, the waste arisings of a proposed development are either anticipated because they are already planned for or should be anticipated as the need for additional housing comes out of predictable (and calculated) scenarios that the Waste Collection / Disposal Authorities should have already taken into account in their forward plans.

5.3.17 The management of waste arisings from an urban development project should be considered as a policy issue and not a development specific environmental issue. It is envisaged that waste arising during the construction phase will be suitably controlled through a CEMP.

5.3.18 A specific waste chapter has not been incorporated into the ES. However, in accordance with the EIA Regulations, the Proposed Development description (see Section 3), upon which the EIA for the application has been based, includes estimated volumes of waste associated with construction activities (Construction and Demolition waste) and the operational phase of the Proposed Development.

5.3.19 See Chapter 3 – Proposed Development for further details.

5.4 EIA Methodology

5.4.1 The assessments presented in the ES consider the potential for significant environmental impacts to affect the baseline conditions as a direct / indirect result of the Proposed Development.

5.4.2 A description of the aspects of the environment likely to be significantly affected by the Proposed Development is a requirement of the EIA Regulations. The baseline conditions are defined as the current state of the environment (within Schedule 4, Section 3 of the EIA Regulations) and how it may develop in the future in the absence of the proposals and with certain committed developments included. In order to forecast potential future effects it is necessary to make predictions. To ensure that predictions are as accurate as possible, a description of the methods used to assess the effects of the Proposed Development is also required by the EIA Regulations.

- 5.4.3 Unless specifically stated otherwise, the assessments have been undertaken in accordance with best practice guidelines published by the relevant professional bodies for the technical aspect being assessed. Each technical chapter in this report provides full details of the baseline and assessment methodology employed for that topic area alongside terminology used in the context of that technical discipline.
- 5.4.4 Where there is no topic specific guidance available, a generic framework of assessment criteria and terminology has been developed to enable the prediction of potential likely significant effects and their subsequent presentation. The development of this framework has drawn upon the experience of Savills and Project Team of undertaking EIA.
- 5.4.5 As the planning application is being made in Full, the EIA assesses the construction and operation effects of the Proposed Development through the Proposed Site Layout Masterplan.
- 5.4.6 The Proposed Site Layout Masterplan identifies the quantum, scale, layout and appearance of the Proposed Development which will allow the EIA Project Team to make a full assessment of the predicted significant effects. The Masterplan sets out the required information to allow the environmental effects of the Proposed Development to be assessed with sufficient certainty.
- 5.4.7 The EIA parameters therefore, comprise the project description, including development quantum, and design parameters specified in Chapter 3 – The Proposed Development. This chapter also sets out the detailed plans proposed to be approved as part of this development.
- 5.4.8 The Masterplan has enabled the EIA team to establish an appropriate “development scenario” for assessment which enables the identification of the likely significant environmental effects of the Proposed Development.

Assessment Scenarios

- 5.4.9 A planning application has been submitted for Barkham Square in 2026 (Ref. 261059). As the Environmental Statement was being prepared in at the same time as Barkham Square, to ensure any potential significant effects of both sites were considered appropriately, Barkham Square was sensitivity tested as part of the Environmental Statement. As such, the EIA will assess the Proposed Development using the following assessment scenarios:
- Baseline/Future Baseline
 - Baseline/Future Baseline + The Proposed Development
 - Baseline/Future Baseline + The Proposed Development + Barkham Square
 - Baseline/Future Baseline + The Proposed Development + Barkham Square + Other Committed Development
- 5.4.10 This will ensure a robust assessment of the proposals with and without Barkham Square to ensure any potential effects are reported appropriately, whether beneficial or adverse.

Generic Assessment Framework

- 5.4.11 Each technical chapter of the ES details the methodology used for its assessment. Unless otherwise specified in the specific technical chapter, the ES generally follows the generic assessment framework detailed below.

Receptor Sensitivity and Impact Magnitude

5.4.12 'Receptors' are those aspects of the environment sensitive to changes in baseline conditions. The 'sensitivity' of a particular receptor depends upon the extent to which it is susceptible to such changes.

5.4.13 'Impact magnitude' is determined by predicting the scale of any potential change in the baseline conditions. Where possible, magnitude is quantified however where this is not possible a fully defined qualitative assessment is undertaken. The assessment of magnitude is carried out taking account of any inherent design mitigation in the proposal that forms part of the development description.

Table 5.2 Receptor Sensitivity

Sensitivity of Receptor	Typical Description
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 5.3 Magnitude of Impact and Typical Descriptions

Magnitude of Impact		Typical Description
High	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Low	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Level of Effect

5.4.14 As shown in the table below, the effect is determined by combining the predicted magnitude of impact with the assigned sensitivity of the receptor.

Table 5.4 Framework for Identifying Environmental Effects

		Magnitude of Impact			
		High	Medium	Low	Negligible
Sensitivity	High	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5.4.15 As required by Schedule 4, paragraph 5 of the EIA Regulations, the likely significant effects of the Proposed Development are described as:

- Adverse or beneficial;
- Direct or indirect;
- Temporary or permanent;
- Reversible or irreversible;
- Cumulative (where applicable).

5.4.16 Adverse effects are undesirable and result from negative impacts. Beneficial effects are desirable and result from positive impacts.

5.4.17 Each effect has a source originating from the Proposed Development, a pathway and a receptor. Effects which operate in this direct way are regarded as direct effects. Effects on other receptors via subsequent pathways are regarded as indirect effects.

5.4.18 The definition of the level of significance at which a significant effect arises is provided within the topic method section of each chapter of the ES. Unless stated otherwise, effects of moderate significance or above are considered to be significant in EIA terms.

Initial and Residual Effects

5.4.19 As stated previously, the EIA process enables the likely significant effects of a Proposed Development to be identified so that, where possible, adverse effects predicted to arise as a result of the proposals can be avoided, prevented, reduced or mitigated / offset through the adoption of suitable measures. Additionally, enhancement measures can be incorporated to maximise the beneficial effects of the development. Initial and residual effects can be defined as:

- Initial Effects: Effects occurring as a result of the Proposed Development prior to the adoption of any additional mitigation or enhancement measures.
- Residual Effects: Effects occurring as a result of the Proposed Development taking into account the adoption of identified additional mitigation or enhancement measures.

- 5.4.20 Measures that design out significant effects that form an inherent part of the Proposed Development, known as inherent mitigation, are considered in the initial impact.
- 5.4.21 For example, many environmental constraints, such as flood risk, must be designed out of a project for it to be viable and it would be impractical to consider the Proposed Development without such measures in place.

5.5 Cumulative Assessment

- 5.5.1 The requirement for cumulative effects assessment is set out in Schedule 4 of the EIA Regulations. At Schedule 4(5), the EIA Regulations require '*A description of the likely significant effects of the development on the environment resulting from, inter alia: ... (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 likely to be affected or the use of natural resources*'.
- 5.5.2 Cumulative impact comprises the combined effects of the Proposed Development with other existing and/or approved developments and projects. This ES considers the potential for cumulative effects when the construction and operational phases could be concurrent, and where there are sensitive receptors common to other developments. Identified cumulative developments that have been assessed in relation to the Proposed Development are shown in Table 5.6.
- 5.5.3 To ensure the effects of the application Site can be understood independently, the effects from the Proposed Development will be assessed on its own merits. This will then be assessed with wider cumulative schemes in the area.

Table 5.5 Cumulative Sites

Map Ref.	Site Address	Application Reference	Description	Status	LPA Area and Distance from Site (from nearest point on Site boundary)
01	Whitley Wood Lane, Reading	250415	Full application for the proposed redevelopment of the site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.	Consented but not started,. Expires Oct 2028.	4.72km northwest Wokingham Borough Council
02	Hyde End Road, Reading	252138	Full application for the proposed erection of 183 dwellings (C3 Use Class) together with associated landscaping, open space provision, drainage infrastructure, parking, access and associated works.	Resolution to grant	3.72km northwest Wokingham Borough Council
03	Cutbush Lane, Reading	182059	Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use for the British Museum); 80parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings.	Under Construction	3.51km northwest Wokingham Borough Council
04	Langley Common Road, Wokingham	232490	Outline planning application for a proposed residential development of up to 50 dwellings together with open space and associated works. Means of Access to be considered (with Appearance, Landscaping, Layout and Scale to be reserved).	Consented but not started,. Expires June 2029.	25m west Wokingham Borough Council

05	School Road, Reading	250735	Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)	Consented (subject to s106 agreement)	450m north Wokingham Borough Council
06	Gazelle Close, Wokingham	230099	Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.	Consented but not started. Expires Oct 2028	4.52km north Wokingham Borough Council
07	Arborfield Garrison	O/2014/2280	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's	Under Construction	900m south Wokingham Borough Council

			play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.		
08	Hogwood Garden Village	O/2014/2179	ORIGINAL APPLICATION REFERENCE O/2014/2179 HYBRID APPLICATION FOR: PART 1 - Application for OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout and (e) scale FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sq m of non- residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new	Under Construction	1.64km south Wokingham Borough Council

			sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride extension to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play area); and sustainable urban drainage systems. PART 2 - Application for FULL PERMISSION for: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).		
09	Park Lane, Wokingham	232350	Outline application (all matters reserved except access to the site) for up to 140 residential units (Use Class C3) and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the Site off Park Lane, demolition of existing buildings and 2.83ha of SANG to be determined in full detail).	Under Construction	1.71km south Wokingham Borough Council
10	Reading Road, Hook	25/01581/OUT	Outline application for development for up to 190 residential dwellings (Class C3), Suitable Alternative Natural Greenspace (SANG), up to 500 sqm of flexible Class E floorspace, demolition of existing agricultural buildings, formation of new accesses and all other associated works and infrastructure with principle and access to be considered	Pending Decision	4.90km south Hart District Council
11	Watmore Lane, Wokingham	230208	Outline application with all matters reserved except access for the proposed erection of up to 234 dwellings.	Consented but not started. Expires March 2027.	4.77km northeast Wokingham Borough Council

12	31 Barkham Ride, Wokingham	223528	Outline application for the proposed erection of 56 residential dwellings with associated access, following demolition of the existing dwelling and out buildings. Access only to be considered (with Appearance, Landscaping, Layout and Scale to be reserved)	Consented but not started. Expires Oct 2028.	1.45km east Wokingham Borough Council
13	Land at Old Forest Road	251421	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.	Consented but not started,. Expires May 2029.	4.49km northeast Wokingham Borough Council
14	Billing Avenue, Gorse Ride South, Wokingham	202133	Full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage.	Under Construction	2.35km southeast Wokingham Borough Council
15	171 Evendons Lane, Wokingham	231351	Outline application with all matters reserved except for access, for the proposed erection of a 64 bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings.	Consented but not started. Expires November 2027.	2.55km northeast Wokingham Borough Council
16	Blagrove Lane, Wokingham	222306	Outline application, with all matters reserved except for access, for the proposed erection of up to 350 dwellings (Use Class C3) and care home (Use Class C2), with new accesses onto Barkham Road and Blagrove Lane, landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings.	Consented but not started. Expires May 2028.	2.70km northeast Wokingham Borough Council

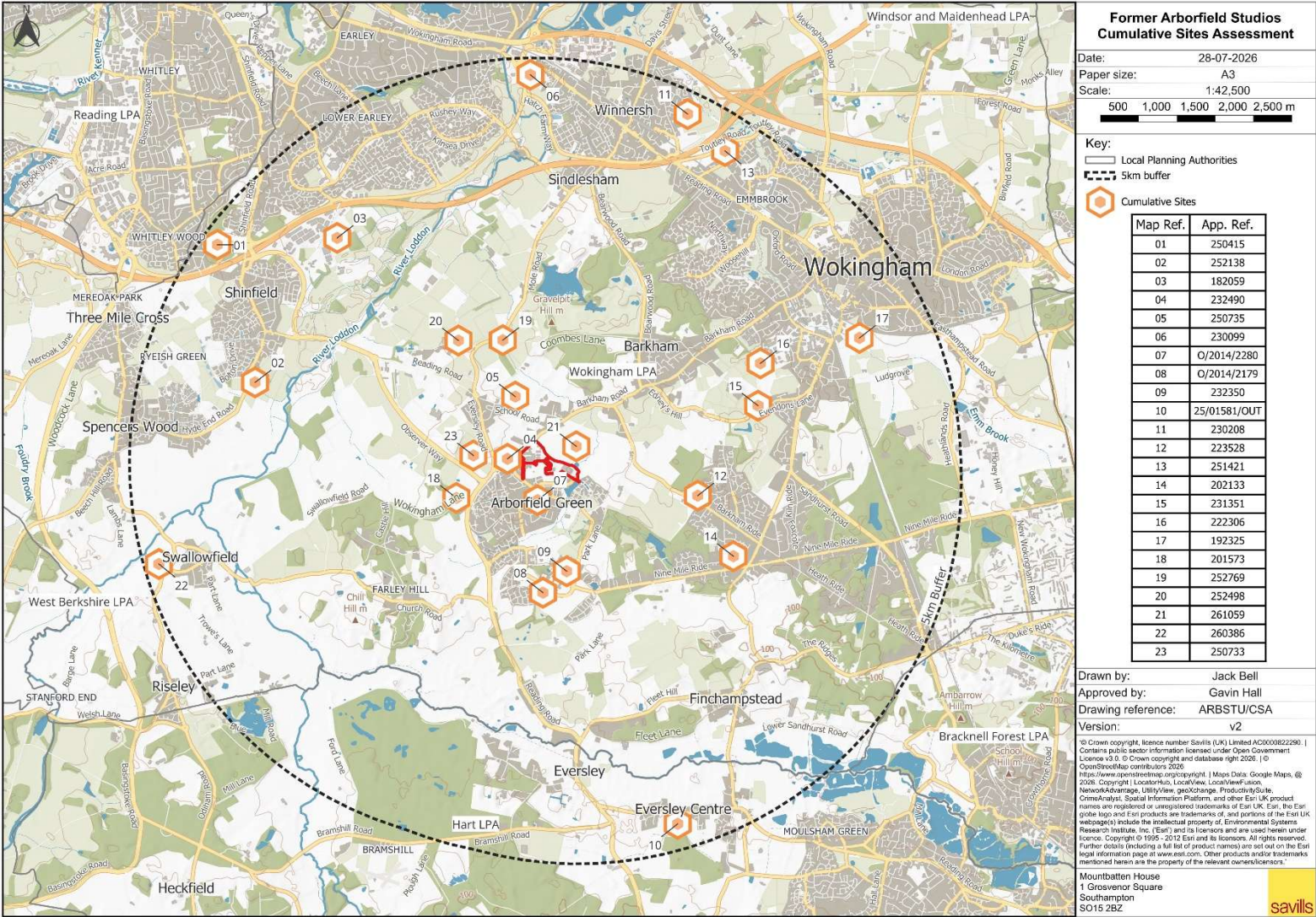
17	Land South East of Finchampstead Road, South Wokingham Strategic Development Location, Wokingham,	192325	Hybrid planning application (part outline/part full) comprising outline application with all matters reserved for up to 171 no. dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace(SANG).	Consented but not started. Expires December 2027.	3.90km northeast Wokingham Borough Council
18	Bound Oak Industrial Estate, Wokingham Lane, Arborfield, RG2 9PN	201573	Full application for the erection of 4No buildings for B1c, B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings.	Under Construction	875m southwest Wokingham Borough Council
19	Land North of Mole Road and Church Lane, Newlands Farm, RG2 9JD	252769	Outline planning application with all matters reserved other than principal access from Mole Road, for up to 430 dwellings, associated infrastructure to include a connection through to the proposed Spine Road, ref. 252498, new pedestrian cycle link connecting Byway ARB03 Carter's Hill Lane and Byway ARB08 Elliss Hill, associated landscaping to include formal and informal public open space, biodiversity enhancements and associated utilities, infrastructure, and engineering works.	Pending Decision	1.57km northwest
20	Hall Farm, Church Lane, Arborfield, Reading, RG2 9HX	252498	Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and self-build plots; 2 primary schools (up to 3 forms of entry)	Pending Decision	2.0km northwest Wokingham Borough Council

			to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m² of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery. All matters reserved other than access, incorporating: access to highways, incorporating: a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout; a new pedestrian, cycle and vehicular bridge over the M4; a new pedestrian, cycle and vehicular bridge over the River Loddon; a		
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			new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout; a new pedestrian, cycle and vehicular access to Thames Valley Science Park; Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping. Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings, and the retention of specified buildings at Hall Farm as specified by the applications drawings.		
21	Land south of Langley Common Road Arborfield Green Wokingham	261059	Outline application (with all matters reserved except for access) for residential development (Up to 660 residential dwellings) (Use Class C3), plus elderly care dwellings (Use Class C2/C3), associated open space, allotments, green and blue infrastructure including the provision of Suitable Alternative Natural Greenspace (SANG) and other associated works.	Pending Decision	Adjacent to east Wokingham Borough Council
22	Wyvols Court Farm, Basingstoke Road, Reading, Berkshire, RG7 1WY	260386	Full application for the erection of 3 no. commercial units, comprising use classes B2 (General Industrial) and B8 (Storage and Distribution), including associated landscaping and drainage infrastructure.	Pending Decision	4.8 km southwest Wokingham Borough Council
23	Ducks Nest Farm, Eversley Road,	250733	Hybrid application comprising a Full application for the change of use of land from agricultural land to	Resolution to grant	408m west

	Arborfield and Newland, Reading, Berkshire, RG2 9PP		provide an area of Suitable Alternative Natural Greenspace (SANG), including the details of associated landscaping, planting, drainage measures, parking, walking routes and other works associated with the creation of the SANG, and an Outline application with all matters reserved other than access into the site for a residential development of up to 135 dwellings, open space, internal accesses and parking, drainage measures, landscaping and all other associated works.		Wokingham Borough Council
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Figure 5.1 Cumulative Sites



- 5.5.4 The scope of committed developments for the purposes of the Transport Assessment (TA) have been established and agreed with the LPA and Highway Authority via the TA scoping process based upon a separate criteria (e.g. through the inclusion of Local Plan allocated sites and other highways commitments). The assessment of cumulative effects in the Transport, Noise and Air Quality chapters in the ES are based upon the committed schemes agreed for the Transport Assessment to ensure consistency with the agreed transport modelling.

5.6 Limitations

- 5.6.1 The following key assumptions have been made in preparing the ES:

- Each of the baseline reviews were based on information readily available at the time of the assessment, the published documents referenced and the site visits undertaken.
- The assessment of effects prior to the adoption of mitigation measures will assume that the Proposed Development will be constructed in accordance with industry standard techniques. Such techniques will therefore not be considered as mitigation.
- Where further assumptions have been made for individual topic assessments these have been identified within the relevant topic chapters.
- Any limitations or uncertainties associated with impact prediction or the sensitivity of receptors due to the absence of data or other factors will give rise to uncertainty in the assessment. Any such limitations have been referred to in the relevant technical chapters of the ES.