



Land East and West of Hyde End Road, Shinfield

Environmental Impact Assessment Screening Report

On behalf of **Bloor Homes Limited**

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For and on behalf of Stantec UK Limited				

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For and on behalf of Stantec UK Limited					

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1 Introduction

1.1 Introduction

- 1.1.1 This report has been prepared by Stantecⁱ on behalf of Bloor Homes Limited (the Applicant). The report accompanies a request to Wokingham Borough Council (WBC) to adopt a screening opinion to determine whether a new full planning application for a residential development consisting of up to 210 dwellings (the 'Proposed Development') on land east and west of Hyde End Rd, Shinfield (the 'Site'), constitutes EIA development.
- 1.1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017*, as amendedⁱⁱ (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:
- *a plan sufficient to identify the land;*
 - *a description of the development, including in particular:*
 - i. *a description of the physical characteristics of the development and, where relevant, of demolition works;*
 - ii. *a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*
 - *a description of the aspects of the environment likely to be significantly affected by the development;*
 - *to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:*
 - iii. *the expected residues and emissions and the production of waste, where relevant; and*
 - iv. *the use of natural resources, in particular soil, land, water and biodiversity; and*
 - *such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.*

1.2 Requirement for EIA

- 1.2.1 In order to determine whether the Proposed Development is 'EIA development', regard must be had for the EIA Regulations and Planning Practice Guidanceⁱⁱⁱ (PPG). EIA development is defined by the EIA Regulations as development:
- "likely to have significant effects on the environment by virtue of factors such as its nature, size or location".*
- 1.2.2 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.2.3 In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:

“Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- a. Any information provided by the applicant;*
- b. The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and*
- c. such of the selection criteria set out in Schedule 3 as are relevant to the development.”*

1.2.4 In order to allow WBC to determine the need for EIA, this report provides a description of the Site and Proposed Development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a Site Location Plan at **Appendix A**.

2 Site and Proposed Development

2.1 Site and Surrounding Context

- 2.1.1 The 10.06 hectare (ha) Site is located immediately south-west of the settlement of Shinfield, comprising two parcels of agricultural fields either side of B3349 Hyde End Road. The eastern parcel is bound by a recreational area and allotment borders the north, Tanners Copse ancient woodland to the east alongside Langley Mead suitable alternative natural greenspace (SANG) which also borders the south of the Site, and Hyde End Road to the west. The western parcel is bound by Appleton Way, which connects Hyde End Road to the nearby dwellings, and a public right of way, footpath 'SHIN 14' to the north, Hyde End Road to the east, ancient woodland, High Copse Farm and residential dwellings to the west, with pasture and arable land to the south. The north of the western parcel borders Appleton Way, which connects Hyde End Road to the nearby dwellings, and a public right of way, footpath 'SHIN 14'.
- 2.1.2 The Site falls within the Shinfield Parish boundary, adjacent to the village of Shinfield to the north-west, with the smaller hamlet of Ryeish Green situated approximately 0.5 km to the west, and other villages of Three Mile Cross and Spencers Wood both approximately 1.5 km to the west and south-west respectively, with Spencers Wood connected to Shinfield via the B3349 Hyde End Road.

2.2 Environmental Baseline Conditions

Overview

- 2.2.1 A desk-based review has determined the following baseline conditions at the Site, and this is not anticipated to change prior to the Proposed Development. 2 km has been used as a standardised study area, except when stated otherwise, such as for listed buildings, international nature conservation designations and transport.

Cultural Heritage

- 2.2.2 There are no World Heritage Sites or Registered Battlefields on or within 2 km. Two Scheduled Monuments are located within the vicinity of the Site:
- Moated site at Kenney's Farm (ref: 1013139) located 1.7 km to the south-east; and
 - Site of St Bartholomew's Church (ref: 1006975) located 1.8 km to the north-east.
- 2.2.3 One Registered Park and Garden is located within 2 km of the Site:
- Swallowfield Park (ref: 1000537), 1.1 km to the south.
- 2.2.4 No conservation areas exist within 2 km of the Site. The closest conservation area is Arborfield Cross, 3 km to the east.
- 2.2.5 Nine Listed Buildings are located within 1 km of the Site, one Grade I, and eight Grade II.

Grade I

- 'Church of St Mary' (ref: 1118131), 900 m to the north.

Grade II

- 'The School' (ref: 1136149), 500 m to the north;

- 'Granary In Garden Of Church Farmhouse Approximately 8 Metres To South West' (ref:1136103), 900 m to the north;
- 'Church Farmhouse' (ref: 1118132), 900 m to the north;
- 'Milton Sandford Restaurant' (ref: 1312966), 1000 m to the north;
- 'Nullis Farmhouse' (ref: 1118111), 800 m to the west;
- 'Fullbrooks' (ref: 1312950), 800 m to the south-west;
- 'Sussex Lodge' (ref: 1319125), 800 m to the south-west; and
- 'Hyde End Farmhouse' (ref: 1118138), 500 m to the south.

Biodiversity

2.2.6 Within 2 km of the Site, there is one ecological designation, a Local Nature Reserve (LNR). This is 'Pearman's Copse' (ref: 1009322), situated 1.8 km to the north. Within a 10 km radius for internationally designated sites, there are eight Sites of Special Scientific Interest (SSSI), one Special Protection Area (SPA), and no Special Areas of Conservation (SAC). The closest SSSIs are 'Stanford End Mill and River Loddon SSSI' (ref: 1000474), 2.1 km to the south-west, and 'Bramshill SSSI', situated 4.5 km to the south. Within Bramshill SSSI is the Thames Basin Heaths SPA (ref: UK9012141). Other SSSI's within the 10 km radius include:

- 'Longmoor Bog SSSI' (ref: 1000943), 5 km to the east;
- 'Lodge Wood & Sandford Mill SSSI' (ref: 1000495), 7.2 km to the north east;
- 'Hazeley Heath SSSI' (ref: 1000635), 7.4 km to the south;
- 'Pincent's Kiln SSSI' (ref: 1000522), 9.3 km to the north west;
- 'Castle Bottom to Yateley and Hawley Commons SSSI' (ref: 1000584), 9.5 km to the south east; and
- 'Heath Lake SSSI' (ref: 1000699), 9.8 km to the east.

2.2.7 To the east of Langley Mead SANG, approximately 250 m east of the Site lies the River Loddon. This section of the river has a non-statutory ecological designation as a Local Wildlife Site

Landscape

2.2.8 The Site is not in a National Landscape, nor are any trees protected under a Tree Preservation Order located adjacent. There are ancient woodlands adjacent to the east, south, and west of the Site, and there are a number of veteran trees both on and around the Site periphery. The Site is situated within the Thames Basin Heaths National Character Area. The Landscape Character Assessment 2019 (LCA) identified that the eastern parcel is situated within the Loddon River Valley, an area that has been identified as being of high landscape quality and sensitivity. The LCA situates the western parcel within Spencers Wood Settled and Farmed Clay, a landscape of moderate quality and sensitivity.

Air Quality

2.2.9 The Site is not within an Air Quality Management Area (AQMA). The nearest AQMA is the 'M4 AQMA', which straddles the M4 motorway and is situated approximately 1.5 km to the north.

Flooding

- 2.2.10 The Site is situated wholly in fluvial / pluvial Flood Zone 1 (<0.1% chance of fluvial flooding in any given year).
- 2.2.11 The Environment Agency (EA) Surface Water Flood Map indicates that the east and west parcels of the Site is predominantly at a 'Low' or 'Very Low' risk of surface water flooding. However, there are a surface water flow routes within the Site with a 'Low', 'Medium' and 'High' risk of surface water flooding; these run along the northern part of both the east and west parcels. The Government's long term flood risk service states that the Site unlikely to be affected by both groundwater and reservoir flooding.
- 2.2.12 The Site is not located in a groundwater Source Protection Zone (SPZ). SPZs are identified for the purpose of safeguarding drinking water quality.

Agricultural Land

- 2.2.13 Agricultural fields account for the primary land-use on the Site and the Post 1988 Agricultural Land Classification has identified that the Site comprises primarily of Grade 3b (moderate quality) agricultural land. The north-east of the western parcel and north-west of the eastern parcel have been identified as consisting of Grade 3a (good quality) agricultural land. Soils are graded from Grade 1 (Excellent quality land) to Grade 5 (Very poor quality land). Grade 3a infers the land is of good quality and contains Best and Most Versatile (BMV) soils, however given the constrained nature of the site, in practice, such land would not be considered viable agricultural land from a practical working perspective.

Ground Conditions and Land Contamination

- 2.2.14 No historic landfills are recorded on the Site, and the soil sits on a bedrock geology of London Clay, with superficial deposits of sand and gravel.

Transport and Access

- 2.2.15 Reading railway station is located approximately 8 km to the north of the Site, which is served by Great Western Railway, CrossCountry, South Western Railway and the Elizabeth Line. The rail line runs east to London Paddington Station and west towards Bristol, Chippenham, Swindon, Newport, Cardiff Central, and Swansea.
- 2.2.16 Two bus stops are located within 1km to the north of the Site, providing connections to Reading city centre and Arborfield.

2.3 Proposed Development

- 2.3.1 The Proposed Development comprises a full planning application for up to 210 residential dwellings. Residential dwelling types will comprise primarily of two-storey dwellings and some bungalows. The Site will be accessed from the B3349 Hyde End Road. There will be pedestrian access linking the Site to the existing PRoW network and informal SANG footpaths, retention of existing landscape features, and green infrastructure will run through the centre of the Site on a north-east south-west axis with soft landscaping and ecological areas.

2.4 Mitigation

- 2.4.1 Mitigation measures will include adherence to best practice measures during the construction phase, including implementation of a Construction Environmental Management Plan (CEMP), to be secured by planning condition. The CEMP would ensure that construction works are organised and delivered in a manner that safeguards the highway impact, highway safety and

amenity of the area surrounding the Proposed Development. Traffic Management Measures would be employed along Arborfield Road to ensure that safe vehicular and pedestrian access is maintained for the duration of the construction stage.

- 2.4.2 The CEMP would also mitigate for potential adverse effect on surface water quality from construction works, including measures such as the wheel washing and dust suppression measures to prevent the migration of pollutants.
- 2.4.3 A Construction Traffic Management Plan (CTMP) will also be secured through conditions to any planning consent to prevent any significant effects from construction traffic and access.
- 2.4.4 All built developments will be located outside of the fluvial floodplain. The sustainable drainage features and management of surface water-run off will be set out in the Flood Risk Assessment (FRA) and Surface Water Drainage Strategy.
- 2.4.5 The landscape and potential for visual effects has been considered as part of initial constraints and opportunities mapping and the following measures will be included in the Proposed Development:
- Retained existing landscape features, such as boundary hedgerows and trees;
 - multi-functional parkland in both Site parcels, including natural play.
 - Green infrastructure running through the centre of both parcels and improved connectivity with the SANG edge; and
 - SANG links to the west of the Site, furthering connectivity between Langley Mead and May's Farm SANGs with improved access.
- 2.4.6 The following additional assessments and documents are to be submitted alongside the planning application which will commit to standard mitigation measures to minimise environmental effects:
- Statement of Community Involvement;
 - Design and Access Statement;
 - Biodiversity Net Gain Report;
 - Ecological Impact Assessment;
 - Arboricultural Assessment;
 - Transport Assessment;
 - Flood Risk Assessment (FRA) and Surface Water Drainage Strategy;
 - Archaeology / Heritage Statement;
 - Landscape and Visual Impact Assessment;
 - Noise Impact Assessment
 - Agricultural Land Assessment;
 - Economic Benefits Statement;

- Ground Conditions / Contamination Assessment;
- Site Waste Management Plan (not obligatory but may be requested);
- Lighting Assessment; and
- Sustainability Statement.

3 Screening Assessment

3.1.1 In determining whether the Proposed Development constitutes EIA development, considerations should be had for the following questions:

- Is the Proposed Development of a type listed in Schedule 1?
- If not, is it listed in Schedule 2?
- Is it located within a sensitive area?
- Does it meet any of the relevant thresholds and criteria set out in Schedule 2? and/or
- Would it lead to likely significant effects on the environment after inclusion of mitigation measures?

3.1.2 These questions are explored further in this section with reference to the EIA Regulations and supporting Planning Practice Guidance.

3.2 Schedule 1 Projects

3.2.1 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The Proposed Development is not of a type listed in Schedule 1.

3.3 Schedule 2 Projects

3.3.1 EIA is discretionary for projects listed in Schedule 2. If the Proposed Development is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.

Sensitive Areas

3.3.2 Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest and European Sites;
- National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and Scheduled Monuments.

3.3.3 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

Thresholds

3.3.4 The Proposed Development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) '*Urban Development Projects*'. The Site is not located in a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments apply to proposals that '*include more than 150 dwellings or the overall area of the development exceeds 5 hectares.*' The Proposed Development will provide up to 210 residential units on a

10.06 ha Site, thereby exceeding both these thresholds. Accordingly, this screening report has been prepared to determine whether the Proposed Development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and the PPG need to be considered. Information on these is set out below.

3.4 Schedule 3

3.4.1 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the Proposed Development; the location of the Proposed Development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole Proposed Development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the Proposed Development concerned, including those caused by climate change, in accordance with scientific knowledge;
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development;

- the possibility of effectively reducing the impact.

3.5 Consideration of Cumulative Effects

- 3.5.1 Schedule 4 of the EIA Regulations requires consideration of a Proposed Development cumulatively with other development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the Planning Practice Guidance, which echoes the requirements of the EIA Regulations:

“each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

- 3.5.2 A search for potential developments that would result in cumulative effects that has been carried out via WBC planning website in February 2025. The schemes identified in Table 3.1 below have been considered cumulatively with the Proposed Development as set out in this screening report.

Table 3.1: Cumulative Schemes

Scheme	Details	Status	Distance to Site
Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP (ref: 141016, variation of ref: 101507)	101507: Outline application for a residential development of up to 1,200 dwellings, a further 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a food store (2,500 sq. m), and other retail and office uses, a community building, proposed extension of existing primary schools, erection of a new primary school, public open space, sports pavilion, suitable alternative natural greenspace (SANG) and access and landscaping. 141016: Application to carry out the development as described and permitted under planning permission reference 101507; for residential development of up to 1,200 dwellings, 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a foodstore (2,500 sq. m) and other retail and leisure uses, a community building; the proposed extension of existing primary schools, the erection of a new primary school, public open space, sports pavilion and suitable alternative natural greenspace (SANG) and access and landscaping, at Land West of Shinfield, West of Hyde Road and Hollow Lane and South of Church Lane, Shinfield, without complying with Condition 48 to that permission.	101507: Approved 03 June 2011. 141016: Approved 23 October 2014. In Construction, Near Completion.	Adjacent to the north.
Land South of Bridge Farm Reading Road Arborfield Wokingham RG2 9HT	Outline application for the erection of up to 11No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with	Approved 02 February 2024. Construction has not yet started.	1.5 km to the east.

Scheme	Details	Status	Distance to Site
	highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only.		
Land North Of Sheepbridge Court Farm Basingstoke Road Swallowfield RG7 1PT (ref: 232653)	Proposed 25 ha Solar Farm and associated infrastructure for a temporary period of 40 years.	Determination date 28 th February 2025. Construction has not yet started.	1.2 km to the south-west.
Land west of Kingfisher Grove Three Mile Cross (ref: 201002)	Outline application for the proposed erection of 49 dwelling, including 22 units of affordable housing, with new publicly accessible open space and access. (Access to be considered).	Approved at Appeal 28 July 2022. In construction	2 km to the west.

National Planning Practice Guidance

- 3.5.3 Paragraphs 057 and 058 of the Planning Practice Guidance provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 3.2 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA developed identified in the Planning Practice Guidance.

Table 3.2: Planning Practice Guidance Indicative Screening Criteria^{iv}

Development type	Indicative criteria and threshold	Key issues to consider
(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas	Sites which have not previously been intensively developed: area of the scheme is more than 5 hectares; or it would provide a total of more than 10,000 m ² of new commercial floorspace; or the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise

3.6 Screening Assessment

- 3.6.1 This section assesses the Proposed Development against the EIA screening criteria outlined above and presents the assessment of the environmental effects likely to occur as a result. Table 3.3 sets out a review of all of the above criteria and requirements and specifically addresses the Proposed Development at the Site.

Table 3.3 Planning Practice Guidance EIA Screening Matrix

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
1. Natural Resources			
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	N	There would be changes to the Site during the construction phase as soil would be excavated for foundations, drainage and access. However, there would be no material changes to topography other than localised re-grading to achieve the Proposed Development platforms. The Proposed Development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.	No.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials / minerals or energy which are non-renewable or in short supply?	N	The proposed construction and operational phases of the Proposed Development will use resources in terms of land, water and energy as would be expected for a primarily residential development. A CEMP will be prepared and implemented during the construction phase of the Proposed Development. The CEMP will outline mitigation measures which will minimise the use of natural resources.	No.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Y	The Site is currently still in arable production and primarily consists of 3b (moderate quality) agricultural soils with limited areas of grade 3a (good quality). An Agricultural Land Assessment will be conducted which will identify mitigation measures to minimise the risk of significant adverse impacts through the potential loss of BMV land (Grade 3a only).	No.
2. Waste			
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	N	Construction solid waste would be reused and recycled where possible. This would be secured through the CEMP which would be agreed with WBC. Any resources which could not be recycled on Site would be sent to an appropriate waste transfer station for recycling where possible or appropriate disposal as required. Operational solid waste would be disposed of in line with WBC requirements and managed in accordance with all applicable legislation, following the Waste Hierarchy approach. The management measures may include a Site Waste Management Plan, but this would be understood during detailed design and secured via a future planning condition.	No.
3. Pollution and Nuisances			
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	N	During the construction phase of the Proposed Development, dust would be generated. Dust would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects.	No.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	There would be emissions associated with plant and vehicles during the construction phase and from vehicles during the operation of the Proposed Development, namely nitrogen dioxide (NO₂), Particulate Matter comprising a diameter of 10 microns or less (PM₁₀) and Particulate Matter comprising a diameter of 2.5 microns or less (PM_{2.5}). The Proposed Development is of residential use which is not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation, including Control of Substances Hazardous to Health (COSHH)^v.	
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	N The potential exists for noise effects to result from the construction processes associated with the Proposed Development. These will be temporary and short term. A CEMP and CTMP will be secured through planning conditions which will outline mitigation measures to be implemented during the construction phase to prevent significant effects. Once complete and occupied no significant sources of noise, light or heat would be emitted. The design of the Proposed Development will include a commitment to lighting for safety reasons however the design will ensure no upward lighting or light spill. A Noise Impact Assessment and Lighting Assessment will be submitted with any future planning application and would further provide any mitigation measures to minimise potential impacts where necessary. The Proposed Development comprises a residential development, so no combustible energy or electromagnetic radiation will be created. There is potential for the Proposed Development to include renewable energy sources on Site, including solar photovoltaics and / or air source heat pumps.	No.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	N The Site is located within Flood Zone 1 and is not within a SPZ. An FRA will be produced and support any future planning application. During construction, standard pollution prevention measures will be outlined in the CEMP, and will prevent the release of suspended sediments, with the possibility of including controlled earth movements, contained wheel wash facilities, sediment traps on surface water drains, and the regular cleaning of Site access points. Hydrocarbons will be used as part of the construction phases of the Proposed Development. These would typically involve plant and vehicle fuel and lubricants. A CEMP	N/A

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	will be secured through planning conditions to prevent significant construction effects. Sustainable drainage measures will be outlined in the Surface Water Drainage Strategy and incorporated throughout the Proposed Development. Once the residential dwellings are occupied significant effects from contamination of land or water are not expected, given they are not associated with this type of land use.	
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	N The Site is not located within or close to an AQMA. Online maps do not record any historic landfill within the Site. As a previously undeveloped Site, complex or significant contamination is not considered likely.	N/A
4. Population and Human Health		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	N During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the Proposed Development does not involve users dealing with hazardous substances.	N/A
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	N During the construction phase of the Proposed Development, dust would be generated. However, dust would be managed in accordance with standard best practice measures, which will be outlined in the CEMP, and dust is not anticipated to generate adverse effects to human health. Surface water run-off and foul water drainage will be managed during the construction and operational phases, as detailed further in the FRA and Surface Water Drainage Strategy that will be submitted with the planning application. As a residential-led development, the Proposed Development is not expected to introduce any risks to human health.	N/A
5. Water Resources		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be	N The Site is not located within any floodplain associated with the River Loddon which is located to the east of the Site. The Site is situated in Flood Zone 1 and is not in or in proximity to any SPZ. Areas of increased surface water flood risks have been documented as present across the north of the Site.	No.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
affected by the project, particularly in terms of their volume and flood risk?		The planning application will include a Surface Water Drainage Strategy and FRA to ensure the proposals are not affected by flooding nor exacerbate flooding off-Site. No other water bodies would be expected to be significantly affected by the Proposed Development.	
6. Biodiversity (Species and Habitats)			
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Y	There are no protected features on or adjacent to the Site. Desk-based studies identified there to be 1 LNR within a 2 km radius, and a further 8 SSSI's, and 1 SPA within 10 km. The planning application will include surveys of protected flora and fauna on the Site as well as a habitat assessment. The design of the Proposed Development application will be supported with a Biodiversity Net Gain Report which will outline how the Site will achieve the required increases and outline any measures required to achieve this. Thus, significant effects are not anticipated. An Ecological Impact Assessment will set out the mitigation measures that will be implemented into the Proposed Development to protect the Site's ecological features. Langley Mead SANG will act as a provision due to being situated adjacent to the east of the Site. Ridge SANG is also in proximity north-west of the Site. The Proposed Development will also improve access to the SANG.	No.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the Site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	N	As above.	No.
7. Landscape and Visual			
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or	N	The Site is not located in or close to a National Landscape (formerly known as Areas of Outstanding Natural Beauty), National Park, or an Area of High Landscape Value. The eastern parcel is, however, situated in the Loddon River Valley LCA which has been identified as being of high landscape quality.	No.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	There are trees adjacent to the Site which feature in Natural England's Provisional Ancient Woodland Inventory, to the east, south, and west of Site. There are no other areas or features of high landscape or scenic value which would be affected by the Proposed Development. Landscape measures to be included in the Proposed Development are as set out above and comprise: Retained existing landscape features, such as boundary hedgerows and trees; Multi-functional parkland in both Site parcels, including natural play; Green infrastructure running through the centre of both parcels and improved connectivity with the SANG edge; and Links to the SANG present to the west of the Site, furthering connectivity between Langley Mead and May's Farm SANGs with improved access. A Landscape and Visual Impact Assessment strategy will go into further detail regarding protecting landscape and scenic features, suggesting mitigation where necessary to ensure minimise the possibility of the Proposed Development having a significant adverse impact.	
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	N The potential for local views of the Site exists from adjacent and nearby roads, public rights of way, and the local playing field and allotment. It may also be visible to residents to the north-west of the east parcel and north and west in the west parcel. A Landscape and Visual Impact Assessment strategy will go into further detail regarding protecting landscape and scenic features, suggesting mitigation where necessary to ensure that the possibility of the Proposed Development having a significant adverse impact is minimised.	No.
8. Cultural Heritage/Archaeology		
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on	N There are no heritage features on the Site however in the surrounding proximity are Grade I and Grade II Listed buildings. Given the distance of the Site from the designated features the Proposed Development will not result in direct effects, and mitigation measures will be included in the design of the Proposed Development, which will be outlined in the Archaeology / Heritage Assessment which will support any future application.	No.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		
9. Transport and Access		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	N The Site will be accessed by Hyde End Road which runs through the centre of the Proposed Development and therefore may be affected, albeit, only on a temporary basis. Traffic movements during construction will be managed through the implementation of the CEMP. Traffic movements during the operational phase will be accounted for in the Transport Assessment which will accompany any future application, which will outline any mitigation measures that will be required as a result of robust modelling of future traffic data. A Design and Access Statement will be submitted with any proposal and will detail how the Proposed Development will promote more sustainable and active travel including walking and cycling measures as well as information on public transport. No significant effects are anticipated.	No.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	N The construction phases of the Proposed Development would involve changes to traffic movements (e.g. use of HGVs). There is likely to be an increased number of vehicles using the local road network once the Proposed Development is operational. A Transport Assessment will be submitted in support of the planning application. The Proposed Development is not expected to result in significant effects on local transport routes.	No.
10. Land Use		
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Y The Proposed Development will take place on agricultural fields but is adjacent to a residential development to the north of the western parcel. Through construction and operation, there is the potential for an impact on traffic at Hyde End Road. A CTMP will be produced which will provide mitigation measures to ensure there are no significant effects of construction for the users of the local road network. During the operational phase, the new residents will increase demand for public transport and facilities including health (GP services, dentists etc), education, and recreation. The Proposed Development is not considered likely to significantly affect the surrounding area of Shinfield as the area comprises of similar land uses. There are 3 GP Practices within 0.5km of the Site and all are accepting new patients, and	No.

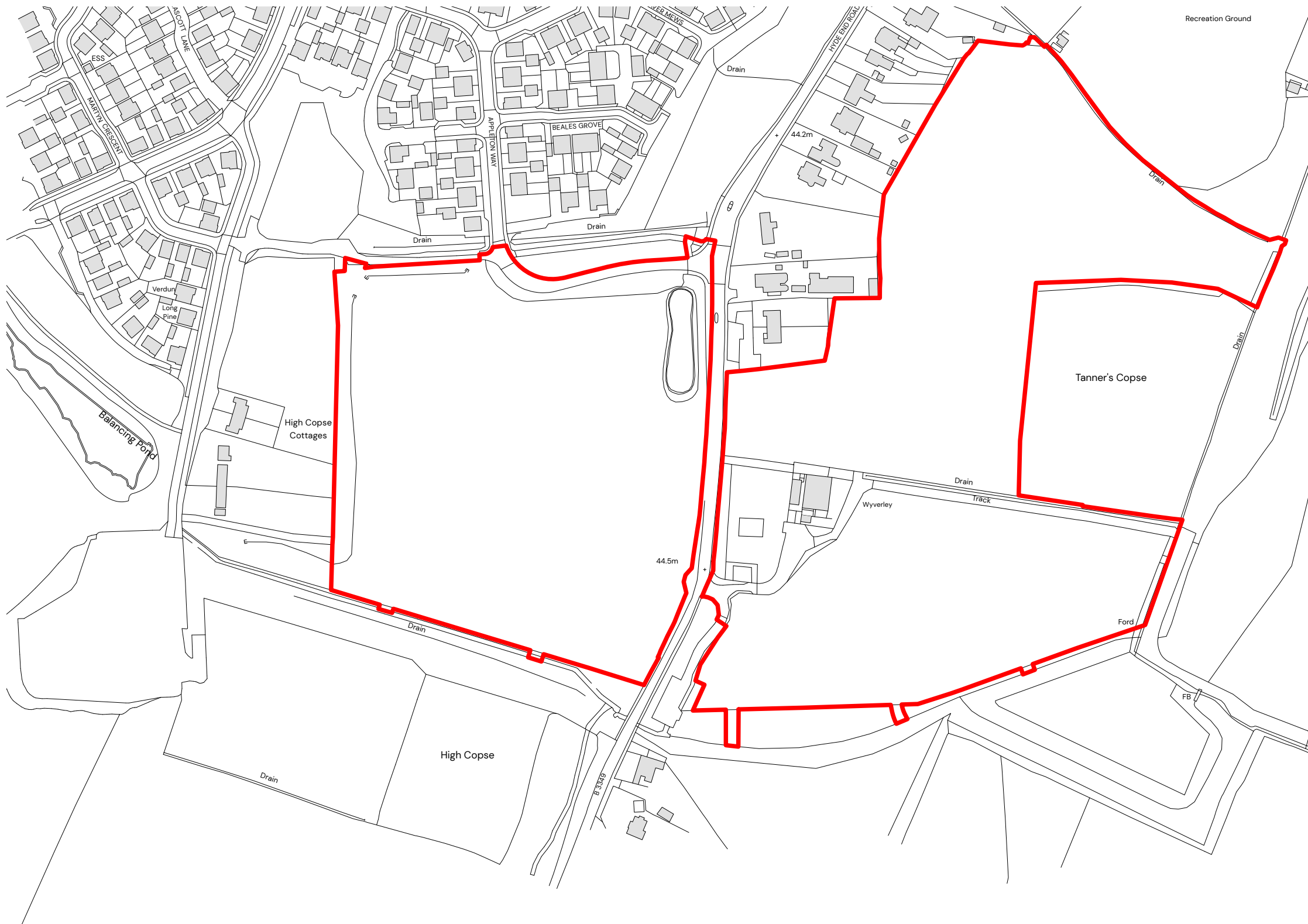
Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	1 dentist which may be accepting new private patients. There are three schools in Shinfield: Alder Grove Primary School, and Shinfield Infant and Junior Schools. Alder Grove Primary School has the potential to expand to 3FE, and there is a further new school planned in neighbouring Spencers Wood^{vi}. There is one Secondary School that serves Shinfield known as Oakbank. This is a small school on a site that has expansion potential. Further consultation with WBC on the best method of development mitigation will commence as the Proposed Development progresses. The Applicant is committed to making financial contributions towards local facilities that are proportionate to the size of the Proposed Development in the form of S106 legal agreements. Construction effects will be outlined and mitigated for in both the CEMP and CTMP to be agreed with WBC. The Proposed Development includes the provision of informal open space.	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	N None known, all submitted planning applications for future land uses in proximity of the Site are assessed in Table 3.1.	N/A
11. Land Stability and Climate		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	N No.	N/A
12. Cumulative Effects		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction / operation phase?	Y Each scheme listed in Table 3.1 will implement appropriate mitigation measures during their respective phases of development which would be temporary and is expected to mitigate any potentially significant effects that could arise. The approved scheme adjacent to the north of the Site (ref: 141016) exceeds the 1,000-dwelling threshold. However, at the construction phase, no significant impacts are anticipated as the mentioned development is close to completion, thus there are not anticipated to be	No.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
		any overlaps between the construction of the two developments. Mitigation measures for all Proposed Developments will be secured through individual CEMP's. At the operational phase, there are also no significant effects anticipated. This is due to the identified pre-existing capacity in social infrastructure, with local GP practices and schools in the borough accepting new patients / students. Furthermore, the aforementioned development is near completion and includes the provision of a Local Centre, school with safeguarded land for expansion, public open space (including SANG), and allotments. The Proposed Development is adjacent to the south of Shinfield and will form an extension of the existing urban area. Therefore, the Proposed Development will not result in the coalescence of residential settlements.	
13. Transboundary Effects			
13.1 Is the project likely to lead to transboundary effects?	N	N/A	N/A

4 Conclusion

- 4.1.1 This screening assessment has considered whether the Proposed Development of up to 210 residential dwellings on land east and west of Hyde End Road, Shinfield, would result in likely significant effects on the environment.
- 4.1.2 The proposals fall within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The Site is not located within a sensitive area as defined by the EIA Regulations but exceeds the indicative criteria and screening thresholds of more than 5 ha and 150 residential dwellings.
- 4.1.3 The potential for a Schedule 2 development to be EIA development is informed by the factors in Schedule 3 and these comprise the scale, nature and location of a development. In the case of the Proposed Development on land east and west of Hyde End Road, Shinfield, the Site is not designated nor is it located directly adjacent to any heritage, biodiversity or landscape designations. The Site is not subject to existing pollution and is situated primarily in an area of low flood risk. Therefore, the Site is considered to not be sensitive.
- 4.1.4 The Proposed Development comprises the construction of residential development. The potential environmental effects associated with a Proposed Development of this nature are well understood and can be mitigated through standard mitigation measures of known efficacy. At 10.06 ha and up to 210 dwellings the proposal exceeds the Schedule 2 thresholds, however as set out in PPG '*...only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment*' and '*...it should not be presumed that developments above the indicative thresholds should always be subject to assessment...Each development will need to be considered on its merits*'.
- 4.1.5 With regard to the thresholds identified in the PPG (set out in Table 3.1 above) it is considered that, cumulatively with others would exceed the 1,000-dwelling threshold. However, capacity within local facilities has been identified in this report, and notes that the development associated with Planning Application (ref: 141016) is near completion. There is not anticipated to be any overlaps in construction schedules, and mitigation measures for all schemes will be secured by a CEMP. As identified in this report, there is capacity in existing local infrastructure. Furthermore, the adjacent Planning Application (ref: 141016) includes a Local Centre, school (with area safeguarded for expansion), public open spaces (including SANG). The Proposed Development is adjacent to the south of Shinfield and will form an extension of the existing urban area. Therefore, the Proposed Development will not result in the coalescence of residential settlements, thus significant urbanising effects are not anticipated.
- 4.1.6 This screening report has identified that the principal environmental effects from the proposed development would be expected to relate to effects on views to the Site, and traffic movements and associated noise and air quality emissions, however these effects would be managed in accordance with standard methods, including the implementation of a CEMP, CTMP, and landscaping proposals.
- 4.1.7 In summary, the screening assessment has identified that significant effects on the environment are not likely. The Proposed Development is not located in a sensitive area and effects could be managed in accordance with standard methods. The Proposed Development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

Appendix A Site Location Plan



KEY



SITE LOCATION



HYDE END ROAD, SHINFIELD - PLANNING RED LINE PLAN

PEGASUS
GROUP

References

ⁱ Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants.

ⁱⁱ Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017). Available at: https://www.legislation.gov.uk/uksi/2017/571/pdfs/uksi_20170571_en.pdf

ⁱⁱⁱ Ministry of Housing, Communities and Local Government (2024) Planning Practice Guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

^{iv} Indicative Screening Thresholds (2015). Available at: <https://assets.publishing.service.gov.uk/media/5a75aa4440f0b67f59fcea7e/eia-thresholds-table.pdf>

^v Control of Substances Hazardous to Health Regulations 2002 (2002). Available at: https://www.legislation.gov.uk/uksi/2002/2677/pdfs/uksi_20022677_en.pdf

^{vi} Wokingham Borough Council (2024) Schools and Community Facilities. Available at: <https://www.wokingham.gov.uk/major-developments/south-m4-major-development/schools-and-community-facilities>