Appendix 18.1 – Summary of Effects

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Air Quality					
Construction Phase					
Human Health and Property	High	Increase in suspended particulate matter and deposited dust generated by construction activities.	Mitigation measures related to communications, site management, monitoring, preparing and maintaining the site, operating vehicles/ machinery, construction operation, waste management, demolition, earthworks, construction and trackout.	Negligible	Not Significant
Ecological Receptors	Low				
Operation Phase					
Human Receptors	High	Increase in pollutant concentrations generated by vehicles during operation	No mitigation proposed.	Moderate to Negligible	Not Significant
Archaeology					
Construction Phase					
SM1	High	Change to setting	None	Minor Adverse	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
AR1	Low	None	None	None	Not Significant
AR2	Low	None	None	None	Not Significant
AR3	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR4	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR5	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR6	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR7	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR8	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR9	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR10	No more than Medium	None	None	None	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
AR11	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
AR12	No more than Medium	Physical impact through development	Programme of archaeological excavation, recording, analysis and reporting	Minor Adverse	Not Significant
Operation Phase					
As per construction phase					
Built Heritage					
Construction Phase					
LB1	Medium	Moderate Adverse	Sensitive design of any proposed changes of use. Listed Building Consent required. Historic Building Recording.	Minor Adverse	Not significant
LB2	Medium	None	None	None	Not significant
LB3	High	Minor Adverse	None	Minor Adverse	Not significant
LB4	Medium	Minor Adverse	None	Minor Adverse	Not significant
LB5	Medium	Minor Adverse	None	Minor Adverse	Not significant
LB6	Medium	Minor Adverse	None	Minor Adverse	Not significant
LB7	Medium	None	None	None	Not significant
LB8	Medium	None	None	None	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
LB9	Medium	Minor Adverse	None	Minor Adverse	Not significant
LB10	Medium	None	None	None	Not significant
LB11	Medium	None	None	None	Not significant
LB12	Medium	Minor Adverse	None	Minor Adverse	Not significant
LB13	Medium	None	None	None	Not significant
LB14	Medium	None	None	None	Not significant
LB15	Medium	None	None	None	Not significant
LB16	Medium	None	None	None	Not significant
LB17	Medium	None	None	None	Not significant
LB18	Medium	Negligible	None	Negligible	Not significant
RGB1	High	None	None	None	Not significant
CA1	Medium	Minor Adverse	None	Minor Adverse	Not significant
CA2	Medium	None	None	None	Not significant
BH1	Low	None	None	None	Not significant
BH2	Low	Negligible	None	Negligible	Not significant
BH3	Low	None	None	None	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
LB3	High	Minor Adverse	Programme of stabilisation and repair of the ruins.	Minor Adverse	Not significant
All other Receptors	As per construction phase	As per construction phase	As per construction phase	As per construction phase	As per construction phase
Climate Change & Greenhouse Gases					
Construction Phase					
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from construction material use ('embodied carbon') and delivery, and direct emissions from on-site construction activity and land-use change with **minor adverse (not significant)** effect	Undertake carbon management using RICS guidance 'Whole Life Carbon Assessment (WLCA) 2nd Edition. Allowing for reduction target setting, lifecycle analysis to inform detailed design, and monitoring of as-built outcomes.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Construction programme and workforce	Up to high	Risks to the construction workforce health and safety, and to the construction programme, with some **moderate (significant) risks**	Good-practice measures for workforce health and safety, drawn from HSE guidance, to be incorporated in the CEMP	Could be reduced to **low**	Could be reduced to **not significant**

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from energy consumption with **moderate adverse (significant)** effect	Implementation of highly efficient building fabric, use of heat pumps and on-site solar PV will provide embedded mitigation as set out in the Energy and Sustainability Statement.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from traffic generation with **moderate adverse (significant)** effect	Provision of high capacity EV charging for all parking spaces (which may be above the current Part S minimum requirement) as future-proofing to enable higher EV uptake. Travel Plan with measures to encourage modal shift.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Development buildings and users (climate risks)	Up to high	Risks to the physical integrity of buildings and to health and wellbeing of residents with some **moderate (significant) risks**	Flood risk and drainage management (see FRA); consideration of orientation, glazing, shading and ventilation in design; water demand reduction (see as set out in the Energy and Sustainability Statement); geotechnical investigation, civil and architectural design in line with Building Regulations	Could be reduced to **low**	Could be reduced to **not significant**

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Ecology					
Construction Phase					
Thames Basin Heaths SPA	International	No impacts predicted	N/A	N/A	N/A
Longmoor Bog SSSI & Bramshill SSSI	National	No impacts predicted	N/A	N/A	N/A
Rushy Mead LWS	County	Loss of habitats	Woodland planting extension to St Johns Copse LWS	None	N/A
		Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
Additional LWS	County	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
River Loddon (& LWS)	County	Habitat degradation	Long-term habitat management under EMES	None	N/A
		Changes in water quality	Implementation of drainage strategy	None	N/A
CFGM	County	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
		Loss of habitats	Habitat enhancements Long-term habitat management under EMES	None	N/A
Hedgerows and Treelines	County/Local	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Loss of habitats	Habitat enhancements Long-term habitat management under EMES	None	N/A
Historic Floodplain Ditches and Modified Watercourses	County	Loss of habitats	Long-term habitat management under EMES	Permanent negative at the ZoI level	Not significant
		Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
		Changes to water quality	Implementation of CEMP	None	N/A
Rush Pasture	County	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
Swamp and Reedbed	County	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
		Loss of habitats	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
Other Lowland Mixed Deciduous Woodland	Local	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
		Loss of habitats	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
Wet Woodlands	Local	Damage to retained habitats	Implementation of CEMP	None	N/A
Flora of Conservation Interest	National/County/Local	Damage to retained flora	Implementation of CEMP Implementation of buffers	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Loss of Flora	Implementation of Working Method Statement	None	N/A
		Habitat Degradation	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
		Changes in Water Quality	Implementation of CEMP	None	N/A
Grasslands	Local	Damage to retained habitats	Implementation of CEMP Implementation of buffers	None	N/A
		Loss of habitats	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
Veteran Trees	County	Damage to retained trees	Implementation of CEMP Implementation of buffers	None	N/A
		Loss of veteran trees	Implementation of veteran tree mitigation strategy	Permanent negative at the ZoI level	Not significant
Invertebrates	Local	Habitat loss/fragmentation	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
White-clawed Crayfish	Local	Changes to water quality	Implementation of CEMP	None	N/A
Freshwater Fish	TBC	Changes in water quality	Implementation of CEMP	None	N/A
Great Crested Newt	Local	Harm to individuals	Works to proceed under WLMS or appropriate licence	None	N/A
		Habitat loss/fragmentation	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Breeding birds	County	Harm to individuals/destruction of nests	Pre-works nesting bird checks	None	N/A
		Loss of foraging and nesting habitats	Long-term habitat management outlined in EMES, secured through EMEP Skylark Mitigation Strategy	None	N/A
Wintering Birds	County	Disturbance	Implementation of CEMP	Temporary negative at the Local level	Significant
Bat Roosts	County	Harm to individuals	Works to proceed under WLMS or appropriate licence	None	N/A
		Damage/destruction of roosts	Works to proceed under WLMS or appropriate licence Provision of replacement roosts	None	N/A
Bat Assemblage	Regional	Loss/Fragmentation of Foraging/Commuting Habitats	Long-term habitat management outlined in EMES, secured through EMEP	None	N/A
Otter	Local	Disturbance	Implementation of CEMP	None	N/A
		Changes to water quality	Implementation of CEMP	None	N/A
Operation Phase					
Thames Basin Heaths SPA	International	Increase in recreational pressure	Provision of SANG and SAMM contribution	None	N/A
		Changes in air quality	N/A	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Longmoor Bog SSSI & Bramshill SSSI	National	Increase in recreational pressure	Provision of SANG	None	N/A
LWS	County	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Urban edge effects	Provision of SANG Access management	None	N/A
		Changes in air quality	TBC – to follow in addendum	TBC – to follow in addendum	TBC – to follow in addendum
		Implementation of management plans	N/A	Permanent positive at the Local level	Significant
River Loddon (& LWS)	County	Changes in water quality	Implementation of drainage strategy	None	N/A
		Urban edge effects	Provision of SANG Access management	None	N/A
		Implementation of management plans	N/A	Permanent positive at the Local level	Significant
CFGM	County	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Urban edge effects	Provision of SANG Access management	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the County level	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Hedgerows and treelines	County/local	Urban edge effects	Provision of SANG Access management	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the County level	Significant
Historic floodplain ditches and modified watercourses	County	Changes in water quality	Implementation of drainage strategy	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the County level	Significant
Rush pasture	County	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the County level	Significant
Other Lowland Mixed Deciduous Woodland	Local	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Urban edge effects	Provision of SANG Access management	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
Wet Woodland	Local	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Urban edge effects	Provision of SANG	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Access management		
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
Flora of Conservation Interest	National/ County/Local	Implementation of habitat creation and management plans	N/A	Permanent positive at the County/Local level	Significant
		Changes in water quality	Implementation of drainage strategy	None	N/A
Veteran Trees	County	Increase in recreational pressure	Provision of SANG Access management	None	N/A
		Urban edge effects	Provision of SANG Access management	None	N/A
Invertebrates	Local	Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
White-clawed Crayfish	Local	Changes in water quality	Implementation of drainage strategy	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
Freshwater Fish	County	Changes in water quality	Implementation of drainage strategy	None	N/A
		Disturbance	Access management Additional planting	None	N/A

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Implementation of habitat management plans	N/A	Permanent positive at the Local level	Significant
Great Crested Newt	Local	Increased mortality	Provision of modified gully pots with recessed kerbs, wildlife tunnels/culverts	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
Breeding birds	County	Disturbance	Implementation of lighting strategy	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
		Cat predation	N/A	None	N/A
Wintering birds	County	Cat predation	N/A	None	N/A
		Disturbance	Access management	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the Local level	Significant
Bats	Regional	Disturbance	Implementation of lighting strategy	None	N/A
		Implementation of habitat creation and management plans	N/A	Permanent positive at the County level	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Creation of new roosting opportunities	N/A	Permanent positive at the Local level	Significant
Otter	Local	Changes in water quality	Implementation of drainage strategy	None	N/A
		Disturbance	N/A	None	N/A
Human Health					
Construction Phase					
Human receptors	Low	Health effects from changes in air quality due to construction dust	Implementation of dust mitigation measures within the DMP and CEMP	Negligible	Not significant
		Health effects from construction-related noise	Adherence to the CEMP and good construction practice with regards to noise and vibration.	Negligible	Not significant
		Health effects from construction-related traffic	CEMP	Negligible	Not significant
		Health effects from construction-related job creation	N/A	Minor beneficial	Not significant
Human receptors	High	Health effects from changes in air quality due to construction dust	Implementation of dust mitigation measures within the DMP and CEMP	Minor adverse	Not significant
		Health effects from construction-related noise	Adherence to the CEMP and good construction practice with regards to noise and vibration.	Minor adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Health effects from construction-related traffic	CEMP	Minor adverse	Not significant
		Health effects from construction-related job creation	N/A	Minor beneficial	Not significant
Operation Phase					
Human receptors	Low	Health effects from air quality (NO_2, PM_{10}, $PM_{2.5}$) impacts on existing and future receptors	N/A	Negligible	Not significant
		Health effects from noise from ambient environment (internal and external), from road traffic, from fixed plant, and outdoor sports facilities	N/A	Negligible	Not significant
		Health effects from operation-related traffic generation	N/A	Minor adverse (severance, NMU delay, and fear and intimidation) Minor beneficial (NMU amenity) Negligible (highway safety)	Not significant
		Health effects from operation-related job creation	N/A	Minor beneficial	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Human receptors	High	Health effects from air quality (NO_2, PM_{10}, $PM_{2.5}$) impacts on existing and future receptors	N/A	Minor adverse	Not significant
		Health effects from noise from ambient environment (internal and external), from road traffic, from fixed plant, and outdoor sports facilities	N/A	Minor adverse	Not significant
		Health effects from operation-related traffic generation	N/A	Minor adverse (severance, NMU delay, and fear and intimidation) Minor beneficial (NMU amenity) Negligible (highway safety)	Not significant
		Health effects from operation-related job creation	N/A	Minor beneficial	Not significant
Hydrology (including Flood Risk & Drainage)					
Construction Phase					
Flood Risk					
Construction workers and construction facilities	Medium	Potential flooding within areas of construction activities	Location of construction areas and facilities outside known	Minor adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			flood risk areas; implementation of a FMP		
Construction workers and construction facilities	Medium	Temporary and short term changes to flooding regime (fluvial and/or pluvial) resulting from construction activities	Implementation of CEMP and a FMP	Minor adverse	Not significant
Existing properties and residents within Site area	Medium	Temporary and short term changes to flooding regime (fluvial and/or pluvial) resulting from construction activities	Implementation of CEMP	Negligible	Not significant
WFD					
Superficial aquifers and surface water features which interface with them.	Low to Very High	Temporary dewatering to enable construction.	The construction of the Proposed Development will adhere to best practice guidance and risk assessment method statements, including measures to avoid and/or minimise disturbance of the water environment. Site investigation and monitoring will also be implemented before, during and after dewatering and excavation activities, to protect the integrity of nearby surface water features.	No anticipated residual effect.	Not significant.
The River Loddon and Barkham Brook	Medium to Very High	Footprint (e.g. the area of channel impacted by works in the vicinity of the channel)	The construction of the Proposed Development will adhere to best practice guidance and risk assessment	Works within and around the channel will result in loss and	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			method statements which include measures to avoid and/or minimise disturbance to the water environment. Works proposed within the channel which have the potential to impact the existing situation will have additional mitigation, including replanting of any lost habitat.	damage to habitat. However, mitigations will suitably reduce any impacts to be minor adverse in magnitude.	
Entire Water Environment	Low to Very High	Pollution risk and altered drainage patterns from general construction activities	Installation of suitable facilities to remove material (e.g., mud and dust) from wheels; use of sediment fences along the existing watercourses/waterbodies when working nearby to reduce sediment load into the water environment; covers for lorries transporting materials to/from Site to prevent releases of dust/sediment to watercourses/drains;	No anticipated residual effect.	Not Significant
Superficial aquifers and surface water features which interface with them.	Low to Very High	Creating or altering of pathways along which existing poor quality groundwater can migrate	The only receptors for dewatered groundwater are Barkham Brook and the River Loddon. The drainage network will direct all groundwater that has been dewatered to these watercourses, maintaining overall flow.	Minor changes in the groundwater regime.	Not Significant.

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
All surface water features	Low to Very High	Changes to water body hydromorphology leading to changes in river processes and habitats upstream and downstream	The Proposed Development has sought to reduce hydromorphological impacts as far as reasonably practicable by minimising in-channel works. However, works are proposed within the channel which have the potential to impact the existing situation. To mitigate these, sediment and turbidity controls will be implemented to prevent WFD deterioration.	Works within and around the channel can result in mobilisation and deposition of sediments, controls will reduce impact to temporary, minor negative impact.	Not Significant
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Low to Very High	Mobilisation of pollutants through groundwater, particularly from the use of fuels or lubricants.	Development of a pollution prevention plan (PPP) to establish methods for controlling groundwater pollution risk.	No anticipated residual impacts.	Not Significant
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Low to Very High	Reduction of groundwater recharge and therefore reduction in baseflow to rivers and groundwater dependant ecosystems.	Basic groundwater level monitoring with a response zone 1m below deepest excavation level. Management of groundwater in line with construction best practise. Required discharge or abstraction permits must be obtained prior to construction.	No anticipated residual impacts.	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
Flood Risk					
Existing properties and residents within Site area	Medium	Changes to flooding regime (fluvial and/or pluvial) resulting from development	Mitigation strategy within FRA including floodplain compensation measures etc	Negligible	Not significant
Future properties and residents	Medium	Changes to flooding regime (fluvial and/or pluvial) resulting from development	Mitigation strategy within FRA including floodplain compensation measures etc	Negligible	Not significant
WFD					
The River Loddon and Barkham Brook	Medium to Very High	Footprint (e.g. the area of channel impacted by works in the vicinity of the channel)	The design of the Proposed Development has sought to reduce the length of impacted river channel as far as reasonably practicable. Some scheme assets must be located within or nearby the watercourses, causing a loss of channel length and / or riparian zone. Improved planting, widening of the watercourse/floodplain through WFD areas will mitigate for lost habitat.	Minor adverse impact anticipated, localised to asset locations.	Not Significant
The River Loddon and Barkham Brook	Medium to Very High	Shading due to the presence of a structure	A 10m buffer will be maintained between the banks of ordinary watercourses, water dependent ecosystems, Main Rivers and temporary and permanent built development associated with the Proposed Development.	Negligible adverse impact anticipated due to shading.	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Shading from water crossing points will be mitigated through widening of the floodplain, to provide better quality habitat.		
All surface water features	Low to Very High	Changes to drainage patterns discharging to surface water body	The design of the Proposed Development will adhere to best practice method statements, including measures to appropriately manage surface water and sediment runoff prior to discharge to the watercourse. The drainage strategy will ensure the incorporation of suitable drainage systems (including attenuation basins) to intercept, attenuate and discharge runoff from the highway and other proposed infrastructure in a manner that will not significant adversely impact upon the existing flow regime or water quality of receiving watercourse.	No anticipated residual impacts.	Not Significant
Superficial aquifers and surface water features which interface with them.	Low to Very High	Altering of groundwater processes	Whilst there may be minor changes in the existing groundwater regime as a result of the Proposed Development, due to passive dewatering of the River Terrace Deposits to facilitate construction, the only receptors for this groundwater are Barkham Brook and the	No anticipated residual impacts.	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			River Loddon. The drainage network will direct all groundwater that has been dewatered to these watercourses, maintaining overall flow and ensuring no sediment disturbance and scour due to the dewatering.		
All surface water features	Low to Very High	Changes to hydrology leading to changes in processes and habitats upstream and downstream	The Proposed Development has sought to reduce hydromorphological impacts as far as reasonably practicable by minimising in-channel works. Where in-channel works are unavoidable, V-Cut ditch outfalls to minimise scour and maintaining existing catchment mechanics has been implemented to prevent deterioration.	Negligible minor adverse impact.	Not Significant
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Low to Very High	Reduction of groundwater recharge where hardstanding replaces permeable land cover and subsequent reduction of baseflow in rivers and groundwater dependant ecosystems.	Water re-routed from superficial aquifers by the drainage system will be discharged into the River Loddon or Barkham Brook where appropriate, preserving existing flows in watercourses and surrounding wetlands.	No anticipated residual impacts.	Not Significant
Superficial aquifers, the River Loddon, Barkham Brook and wetlands surrounding the Loddon	Low to Very High	Reduction in the volume of superficial aquifers and subsequent reduction of baseflow in rivers and	Where excavation and replacement must occur in water bearing superficial deposits, replacement material should preserve hydraulic	No anticipated residual impacts.	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		groundwater dependant ecosystems.	characteristics of the removed material wherever possible.		
Landscape & Visual Impact					
Construction Phase					
Landscape Designations					
Draft River Loddon Valued Landscape	Medium	Removal of vegetation and construction of new bridge, spine road and housing in small part of the Valued Landscape	Inherent mitigation: Proposed Development designed to minimise loss of vegetation and integrate development with the landscape.	Minor indirect to Moderate adverse direct (depending on location)	Significant (in the parts of the construction is taking place)
Draft Barkham and Bearwood Valued Landscape	Low	Glimpsed views of construction to north of Mole Road.	Inherent mitigation: designed to minimise view of development from this area	Negligible adverse indirect	Not significant
Bearwood College Registered Park & Garden	Medium	Views of construction of new housing to north of Mole Road.	Inherent mitigation: Proposed Development designed to minimise view of development from this area	Negligible adverse indirect	Not significant
Trees covered by Tree Preservation Orders	High	No change.	Inherent mitigation: Proposed Development designed to avoid removal of trees covered by TPO.	No impact.	Not significant
Landscape Character Areas					
CA1 Loddon River Valley: M4 Corridor	Low	Removal of vegetation and construction of new bridge, spine road and housing in part of the area	Inherent mitigation. Proposed Development designed to minimise loss of vegetation	Minor adverse direct	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			and integrate development with the landscape.		
CA2 Loddon River Valley: Loddon West	Medium	Construction of new spine road and bridge across the flood plain) Distant views of new bridge/spine road construction	Inherent Mitigation. Proposed Development designed to minimise loss of vegetation and integrate development with the landscape.	Moderate adverse direct Negligible adverse direct	Significant Not significant
CA3 Arborfield River Terrace: Arborfield Hall Parkland	Medium	Construction of new buildings and infrastructure	Inherent Mitigation. Proposed Development designed to minimise loss of vegetation and integrate development with the landscape.	Moderate adverse direct	Significant
CA4 Arborfield River Terrace: Loddon East	Medium	Construction of new buildings and infrastructure		Moderate adverse direct	Significant
CA5 Arborfield and Barkham Settled and Farmed Clay: Mole Road	Medium	Construction of self-build/Gypsy & Traveller/Allotment areas in northern part of area. Retention of some existing fields.		Moderate adverse direct	Significant Not significant
Landscape Features					
Land Use: Grassland	Medium	Land to be replaced by construction site for	None (at construction stage)	Minor adverse direct	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		proposed spine road and bridge.			
Land Use: Arable Farmland	Medium	Land to be replaced by buildings and associated open space and infrastructure	Incorporation of extensive areas of public open space, with potential for semi-natural landscape typologies.	Moderate adverse direct	Significant
Land Use: Built Form – Hall Place Farmhouse and adjacent cottages	High	Buildings to be retained.	Inherent mitigation. Buildings retained as part of Proposed Development	No change	Not significant
Land Use: Built Form – Twentieth Century Farm Buildings and Bungalows	Negligible	Buildings to be demolished.	None (at construction stage)	Negligible adverse direct	Not significant
River valley landform and water features	Medium	Route and characteristics of river retained. Culverting of some ditches and localised cut and fill.	None (at construction stage)	Minor adverse direct	Not significant
Trees – Ancient Woodland, Trees covered by TPOs, Category A Trees	High	No change	Inherent mitigation. Proposed Development avoids all protected trees.	No change	Not significant
All other trees	Medium	Loss of small number of category A and B trees and groups of trees, 0.04ha of Rushy Mead and 0.17ha of other non-ancient woodland	Inherent mitigation. Proposed Development designed to retain existing trees wherever possible.	Minor adverse direct	Not significant
Hedgerows	Medium	Removal of 1.25km hedgerows.	Inherent mitigation. Proposed Development designed to retain existing trees wherever possible.	Moderate adverse direct	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Access - PRoWs	Medium	Short-term closures when needed to allow adjacent construction/ pathway improvements.	Inherent mitigation. Proposed Development designed to retain existing PRoWs.	Negligible adverse direct	Not significant
Visual Effects: North of the Site					
Users of Cutbush Lane bridge over M4 (Footpath SHIN39)	Medium	Limited views of construction of new road bridge over M4.	No mitigation.	Negligible neutral	Not significant
Users of short stretch of Lower Earley Way parallel to proposed bridge and roundabout	Low	Limited views of construction of changes to existing roundabout and tree removal.	Inherent mitigation. Proposed Development designed to retain existing vegetation wherever possible.	Negligible neutral	Not significant
Users of short stretch of southern end of Meldreth Way	Low	Limited views of construction of changes to existing roundabout and tree removal.	Inherent mitigation. Proposed Development designed to retain existing vegetation wherever possible.	Negligible adverse	Not significant
Users of M4 motorway	Low	View of construction of new road bridge over M4.	No mitigation.	Minor neutral	Not significant
Visual Effects: East of the Site					
Users and Residents of Betty Grove Lane (Byway open to all traffic ARBO5)	Medium	Glimpsed views of construction of Gypsy & Traveller Site and Self-build homes	No mitigation.	Minor adverse	Not significant
Users of Julkes Lane, Carter's Hill, (ARBO 4A footpath)	Medium	Glimpsed views of construction of allotment to the north and housing to south of Carter's Hill to the south.	No mitigation.	Minor adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Users of Parkcorner Lane, Carter's Hill	Medium	Distant views of construction of self-build plots beyond existing hedgerows in the distance. Clear views of cultivation of new allotment plots in the middle distance.	No mitigation.	Minor adverse	Not significant
Users of Mole Road to the south-east of the Site	Low	Glimpsed views of proposed allotments and Gypsy & Traveller Site near Betty Grove Lane and eastern edge of new housing to the south of Carter's Hill.	No mitigation.	Minor adverse	Not significant
Users of PRoW at ARBO9, north of Arborfield Waste Water Treatment Works	Medium	Site screened by existing hedgerows and trees.	No mitigation.	No change	Not significant
Visual Effects: South of the Site					
Users of Mole Road to the south of the Site	Low	No change. Screening by existing roadside hedgerows.	No mitigation.	No change	Not significant
Users of ARBO3 Byway open to all traffic off Church Lane, Wokingham	Medium	Glimpsed views of construction of new housing.	No mitigation.	Minor adverse	Not significant
Visitors to St. Bartholmew's Church yard, Arborfield	Medium	Glimpsed views of construction of playing fields and buildings from northern edge of the churchyard.	No mitigation.	Minor adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Users of A327 Arborfield Relief Road/Observer Way	Low	Partial view of new site access and housing construction beyond	No mitigation.	Minor adverse	Not significant
Users of A327 Reading Road, Arborfield immediately adjacent to the Site's southern boundary	Low	View of construction of new site access and housing construction beyond.	No mitigation.	Minor adverse	Not significant
Users of A327 Arborfield Road, Shinfield	Low	Glimpsed view of new planting and paths in Lourde's Meadow SANG.	No mitigation.	Negligible adverse	Not significant
Visual Effects: West of the Site					
Users of Shinfield Eastern Relief Road	Low	No changes.	No mitigation.	No change	Not significant
Visual Effects: Within the Site					
Users of ARBO5A footpath (joining Betty Grove Lane with Julke's Lane Carter's Hill, to the south of Gravelpit Wood)	Medium	Views of construction of self-build units and cultivation of new allotment in the foreground.	No mitigation	Moderate adverse	Significant
Users of ARBO5 Byway open to all traffic (joining Betty Grove Lane with Julke's Lane Carter's Hill, to the north of Gravelpit Wood)	Medium	Views of self-build units under construction from short section of the northern part of the byway. The Construction of proposed spine road glimpsed in the middle distance from a short section to the north of the path.	No mitigation.	Moderate adverse	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Users of ARBO4A Byway open to all traffic (joining Carter's Hill with Mole Road)	Medium	Glimpses of proposed housing under construction to the west.	No mitigation.	Minor adverse	Not significant
Users of ARBO3 Byway open to all traffic (joining Julke's Lane, Carter's Hill with Church Lane, Arborfield, via CEDAR farm buildings)	Medium	Clear changes from arable fields to construction Site in all directions.	No mitigation.	Moderate adverse	Significant
ARBO2 footpath connecting the CEDAR farm buildings with Hall Farm	Medium	Changes from arable fields to construction Site.	No mitigation.	Moderate adverse	Significant
ARBO1 Footpath linking the River Loddon at Hall Farm with Arborfield	Medium	Foreground changes from arable fields to construction Site along the length of this path.	No mitigation.	Moderate adverse	Significant
SHIN4 footpath, linking Oldhouse Farm with the River Loddon at Hall Farm	High	Views of construction of new pathways and fencing and planting of new trees within the SANG.	No mitigation.	Negligible adverse	Not significant
SHIN5 footpath, linking connecting A327 Arborfield Road with the footbridge over the River Loddon at Hall Farm.	Medium	Views of construction of new pathways and fencing and planting of new trees within the SANG.	No mitigation.	Negligible adverse	Not significant
SHIN6 footpath, connecting A327	Medium		No mitigation.	Negligible adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Arborfield Road with Cutbush Lane East					
Operation Phase					
Landscape Designations					
Draft River Loddon Valued Landscape	Medium	Removal of vegetation and new bridge, spine road and housing in small part of the Valued Landscape	Inherent mitigation: Proposed Development designed to minimise loss of vegetation integrate development with the landscape and provide Eco Valley and associated open spaces.	Major adverse (road bridges/spine road/housing) to Moderate beneficial (Eco Valley)	Significant
Draft Barkham and Bearwood Valued Landscape	Low	Glimpsed views of new homes to north and west of Mole Road.	Inherent mitigation: designed to minimise view of development from this area	Minor adverse indirect	Not significant
Bearwood College Registered Park & Garden	Medium	Glimpsed views of new homes to north and west of Mole Road.		Minor adverse indirect	Not significant
Trees covered by Tree Preservation Orders	High	No changes.	Inherent mitigation: Proposed Development designed to avoid removal of trees covered by TPO.	No impact.	Not significant
Landscape Character Areas					
CA1 Loddon River Valley: M4 Corridor	Low	New bridge, spine road and housing in small part of the Valued Landscape	Inherent mitigation. Proposed Development designed to minimise loss of vegetation and integrate development with the landscape.	Moderate adverse direct (new bridges and roads) to Minor beneficial direct (northern SANG)	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Part of Eco Valley to south of M4 provides beneficial effect.			
CA2 Loddon River Valley: Loddon West	Medium	New spine road and bridge across the flood plain Extensive areas of enhanced natural habitats throughout built area and Eco Valley.	Inherent Mitigation. Proposed Development designed to minimise loss of important landscape features and provide 197ha Eco Valley.	Moderate adverse direct (new bridges and roads) Minor – Moderate beneficial direct (Eco Valley & SANG)	Significant
CA3 Arborfield River Terrace: Arborfield Hall Parkland	Medium	New buildings and infrastructure together. Part of Eco Valley/new Neighbourhood Park	Inherent Mitigation. Proposed Development designed to minimise loss of vegetation and integrate development with the landscape.	Moderate adverse direct (built development) Moderate beneficial direct (new spaces)	Significant
CA4 Arborfield River Terrace: Loddon East	Medium	Arable farmland replaced with new residential neighbourhood Arable farmland replaced with areas of strategic green space, including parts of SANG link, natural green space & tree planting)	Inherent Mitigation. Proposed Development designed to minimise loss of vegetation, integrate development with the landscape and provide extensive areas of green space	Moderate adverse direct (built development) Moderate beneficial direct (new spaces)	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
CA5 Arborfield and Barkham Settled and Farmed Clay: Mole Road	Medium	Arable farmland replaced by self-build plots, allotments & Gypsy & Traveller Site. Some existing fields would remain undeveloped but with some views towards new homes to the north and south.		Moderate adverse direct Minor adverse indirect	Significant Not significant
Landscape Features					
Land Use: Grassland	Medium	Some grassland would be replaced by spine road construction however majority of grassland would be retained and managed within the Eco Valley. Additional areas of meadow would also be created as part of the SANG and public open spaces.	Inherent mitigation – Proposed Development incorporates extensive areas of semi-natural greenspace within Eco Valley and housing areas.	Major beneficial direct	Significant
Land Use: Arable Farmland	Medium	Majority of arable land would be used for development of buildings and open spaces.	No mitigation.	Major adverse direct	Significant
Land Use: Built Form – Hall Place Farmhouse and adjacent cottages	High	Buildings to be retained.	Inherent mitigation. Buildings retained as part of Proposed Development	No change	Not significant
Land Use: Built Form – Twentieth Century Farm Buildings and Bungalows	Negligible	Buildings to be replaced by open space or new buildings.	Higher quality new buildings or new open space	Negligible beneficial direct	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
River valley landform and water features	Medium	Localised cut and fill to accommodate development. Retention of overall valley character and enhanced management of ditches/streams Embankments to accommodate spine road across the Loddon Valley and the proposed bridges.	Inherent mitigation. Proposed designed to minimise effects on valley landform and existing streams and ditches. Potential for new SuDS basins to be designed as new ponds	Negligible adverse direct Negligible beneficial direct Moderate adverse direct	Not significant Not significant Significant
Trees – Ancient Woodland, Trees covered by TPOs, Category A Trees	High	No change	Inherent mitigation. Proposed Development avoids all protected trees.	No change	Not significant
All other trees	Medium	High beneficial. Significant numbers of new trees would be planted throughout the Green Infrastructure	Inherent mitigation. Proposed Development designed to retain existing trees wherever possible.	Major beneficial direct	Significant
Hedgerows	Medium	Medium beneficial. Whilst existing hedgerows would be lost, there would be new scrub planting and enhanced management of existing hedgerows.	Inherent mitigation. Proposed Development designed to retain existing hedgerows wherever possible.	Moderate beneficial direct	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Access - PRoWs	Medium	High beneficial. Existing PRoWs retained and new active travel routes provided.	Inherent mitigation. Proposed Development designed to retain existing PRoWs and provide extensive new routes and areas of public access, especially in the Eco Valley area.	Major beneficial direct	Significant
Visual Effects: North of the Site					
Users of Cutbush Lane bridge over M4 (Footpath SHIN39)	Medium	Distant glimpsed view of new motorway bridge	No mitigation	Negligible neutral	Not significant
Users of short stretch of Lower Earley Way parallel to proposed bridge and roundabout	Low	New road bridge would be visible above existing trees in foreground in places.	Inerent mitigation – retention of existing vegetation along Lower Earley Way plus planting of additional trees.	Moderate neutral	Significant
Users of short stretch of southern end of Meldreth Way	Low	Increased highway infrastructure and reduced trees in backdrop.	Inherent mitigation – retention of existing vegetation along Lower Earley Way plus planting of additional trees.	Minor adverse	Not Significant
Users of M4 motorway	Low	Views of new bridge over the motorway	No mitigation	Moderate neutral	Not significant
Visual Effects: East of the Site					
Users and Residents of Betty Grove Lane (Byway open to all traffic ARBO5)	Medium	Glimpsed vies of the proposed gypsy & traveller Site in foreground and self-buildi plots in distance	Inherent mitigation. Proposed Development designed to retain existing vegetation wherever possible. Additional mitigation: Planting along boundary with Betty	Minor adverse (with strategic planting)	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Grove Lane and within open space around self-build units.		
Users of Julkes Lane, Carter's Hill, (ARBO 4A footpath)	Medium	Glimpses of new allotment plots in foreground. Distant glimpsed views of proposed housing to the south of Carter's Hill.	Inherent mitigation. Proposed Development designed to retain existing vegetation adjacent to Julkes Lane to provide screening. Additional mitigation: Planting along boundary with Betty Grove Lane and within open space around self-build units and housing to south of Carter's Hill.	Minor adverse (with strategic planting)	Not significant
Users of Parkcorner Lane, Carter's Hill	Medium	Distant glimpses of self-build houses, Gypsy and traveller Site and allotments.	Inherent mitigation. Proposed Development designed to retain existing hedgerow vegetation. Additional mitigation: Planting along boundary with Betty Grove Lane and within open space around self-build units and housing to south of Carter's Hill.	Negligible adverse	Not significant
Users of Mole Road to the south-east of the Site	Low	Glimpsed views of proposed housing and Gypsy and Traveller Site along eastern side of the site.	Inherent mitigation. Proposed Development designed to retain existing hedgerow vegetation.	Negligible adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Additional mitigation: Tree planting within open spaces along site's south-eastern boundary.		
Users of PRoW at ARBO9, north of Arborfield Waste Water Treatment Works	Medium	No change	N/A	No change	Not significant
Visual Effects: Views to the South of the Site					
Users of Mole Road to the south of the Site	Low	No change	N/A	No change	Not significant
Users of ARBO3 Byway open to all traffic off Church Lane, Wokingham	Medium	Glimpsed views towards new housing to the north of green lane.	Inherent mitigation. Existing hedgerow retained and housing set back beyond proposed green space.	Moderate adverse	Significant
Visitors to St. Bartholmew's Church yard, Arborfield	Medium	Glimpsed views of playing fields and clear views of the extension to the grave yard in the foreground. Views of housing and the local centre from the northern part of the church yard.	Inherent mitigation Retention of existing hedgerow around boundary and supplementing with adjacent hedgerow planting.	Minor adverse	Not significant
Users of A327 Arborfield Relief Road/Observer Way	Low	Views of new access off the existing roundabout and new housing glimpsed beyond.	Inherent mitigation. Retention of existing hedgerow around boundary	Minor adverse	Not significant
Users of A327 Reading Road, Arborfield immediately adjacent to	Low	Views of new access off the existing roundabout and new housing glimpsed beyond.	Inherent mitigation. Retention of existing hedgerow around boundary	Moderate adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
the Site's southern boundary					
Users of A327 Arborfield Road, Shinfield	Low	Views of new trees and paths within Lourde's Meadow SANG area.	Inherent mitigation. Retention of existing hedgerow.	Negligible beneficial	Not significant
Visual Effects: Views to West of the Site					
Users of Shinfield Eastern Relief Road	Low	Views of new trees and paths within Eco Valley.	Inherent mitigation. Retention of existing hedgerow	Negligible beneficial	Not significant
Visual Effects: Views Within the Site					
Users of ARBO5A footpath (joining Betty Grove Lane with Julke's Lane Carter's Hill, to the south of Gravelpit Wood)	Medium	Views of self-build units and new allotment Site. Distant views towards proposed housing to the south of Carter's Hill.	Inherent mitigation. Retention of existing hedgerow and provision of new trees.	Moderate adverse	Significant
Users of ARBO5 Byway open to all traffic (joining Betty Grove Lane with Julke's Lane Carter's Hill, to the north of Gravelpit Wood)	Medium	Glimpsed view towards proposed electricity sub-station to north and self-build units to the south. Distant views towards proposed housing to the south of Carter's Hill.	Inherent mitigation. Retention of existing hedgerow and woodland. Additional mitigation. Strategic planting adjacent to the path and around housing to the south of Carter's Hill.	Moderate adverse	Not significant
Users of ARBO4A Byway open to all traffic (joining Carter's Hill with Mole Road)	Medium	Glimpsed views through foreground hedgerows towards housing to the south of Carter's Hill.	Additional planting adjacent to hedgerow in foreground or in open space to north of housing to the south of Carter's Hill.	Negligible adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Users of ARBO3 Byway open to all traffic (joining Julke's Lane, Carter's Hill with Church Lane, Arborfield, via CEDAR farm buildings)	Medium	Clear views of new built infrastructure beyond green corridor in foreground.	Additional tree planting within the green corridor.	Moderate adverse	Significant
ARBO2 footpath connecting the CEDAR farm buildings with Hall Farm	Medium	Transient full view of a proposed green corridor/secondary street. There would be clear foreground changes from arable fields to a linear corridor. Mitigation planting would primarily comprise street trees, given the new route a leafy character.	Additional tree planting within the green corridor.	Moderate adverse	Significant
ARBO1 Footpath linking the River Loddon at Hall Farm with Arborfield	Medium	Transient view along an existing park avenue. There would be clear foreground changes from arable fields to new housing to the south and the secondary school and playing fields to the north. The layout provides limited space for tree planting.	No mitigation.	Major adverse	Significant
SHIN4 footpath, linking Oldhouse Farm with the River Loddon at Hall Farm	High	No views of built development construction from here. The only changes	No mitigation necessary.	Negligible beneficial	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
SHIN5 footpath, linking connecting A327 Arborfield Road with the footbridge over the River Loddon at Hall Farm.	Medium	would be new pathways, fencing and trees within the SANG.	No mitigation necessary.	Negligible beneficial	Not significant
SHIN6 footpath, connecting A327 Arborfield Road with Cutbush Lane East	Medium		No mitigation necessary.	Negligible beneficial	Not significant
Noise & Vibration					
Construction Phase					
NSRs	Medium	Noise from construction	Adherence to a CEMP and good construction practice with regards to noise and vibration.	Negligible to Minor Adverse	Not Significant.
NSRs	Medium	Noise from construction traffic	Following the construction traffic data assessment, it is determined that mitigation would not be necessary to protect NSRs from road traffic noise.	Negligible Adverse	Not Significant.
Operation Phase					
NSRs	Medium	Noise from operation of plant/outdoor sports facilities	Appropriate design, selection of plant and physical mitigation, if required.	Negligible to Minor Adverse	Not significant
NSRs	Medium	Noise from operational traffic	No requirement for mitigation identified.	Negligible Adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Socio-economics					
Construction Phase					
Effects on residents of the Study Area who could work on the construction of the Proposed Development	Low	The Proposed Development could have an impact of low magnitude on the low sensitivity construction workers of the Study Area. This could result in a temporary beneficial effect of slight significance.	None	Stays the same	Not significant
Operation Phase					
Effects on residents of the Study Area who could benefit from employment opportunities at the Proposed Development once operational	Medium	The Proposed Development is estimated to have a beneficial impact of low magnitude on the medium sensitivity residents of the Study Area, who could benefit from employment opportunities at the Proposed Development once operational	None	Stays the same	Not significant
Existing and future residents of the Housing Market Area looking for a dwelling in the area	Medium	The Proposed Development is estimated to have a beneficial effect of high magnitude on the Existing and future residents of the Housing Market Area looking for a dwelling in the area	None	Stays the same	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		This could result in a permanent beneficial effect of large significance, which is significant in EIA terms			
Effects on children in the local area using or seeking access to early years provision	Low	The Proposed Development is estimated to have an adverse impact of low magnitude on the low receptor sensitivity existing and future residents of Wokingham seeking access to childcare services, this results in a permanent adverse effect of slight significance, which is not significant in EIA terms.	It is recommended that the capacity of early years providers in the area should be kept under review at the Reserved Matters Application Stage to identify preferable opportunities to meet demand from the Proposed Development, for instance via the on-site provision of nursery space within the proposed local centre.	Stays the same	Not significant
Effects on children in the local area using or seeking access to primary education	Medium	The Proposed Development is estimated to have a beneficial impact of low magnitude on the medium sensitivity children seeking access to primary schools. This could result in a permanent beneficial effect of slight significance.	None	Stays the same	Not significant
Effects on children in the local area using or seeking access to secondary education	Low	The Proposed Development is estimated to have a beneficial impact of medium magnitude on the low sensitivity of children seeking access to secondary schools. This could result in	None	Stays the same	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		a permanent beneficial effect of slight significance.			
Effects on residents in the local area using or seeking access to open space	Medium	The Proposed Development is estimated to have a beneficial impact of medium magnitude on the medium sensitivity residents seeking access to open space. This could result in a permanent beneficial effect of moderate significance.	None	Stays the same	Significant
Local residents access to community infrastructure	Low	The Proposed Development is estimated to have a beneficial impact of low magnitude on the low sensitivity residents seeking access to community infrastructure This could result in a permanent beneficial effect of slight significance.	None	Stays the same	Not significant
Transport & Access					
Construction Phase					
Formation of Access Junction onto Arborfield Road Corridor	Medium	Driver Delay	Construction Environmental Management Plan	Minor Adverse	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Formation of Access Junction onto Lower Early Way Corridor	Medium	Driver Delay	Construction Environmental Management Plan	Minor Adverse	Not Significant
Adjacent Road Network	Various	Non Motorised User Amenity	Construction Environmental Management Plan	Minor Adverse	Not Significant
Operation Phase					
Hatch Farm Way	Low	Community Severance	New signal crossing	Minor Beneficial	Not Significant
Shinfield Eastern Relief Road	Low	Community Severance	New signal and uncontrolled crossings	Minor Beneficial	Not Significant
Arborfield Road	Medium	Community Severance	New signal and uncontrolled crossings	Minor Beneficial	Not Significant
Observer Way	Low	Community Severance	None	Minor Adverse	Not Significant
Meldreth Way	Medium	Community Severance	None	Minor Adverse	Not Significant
Mole Road / Mill Land Roundabout	High	Driver Delay	Junction Improvement Scheme	Negligible	Not Significant
King Street Lane/ Hatch Farm Way Signal Junction	High	Driver Delay	Junction Improvement Scheme	Negligible	Not Significant
Hatch Farm Way	Low	Non Motorised User Delay	New signal crossing	Negligible	Not Significant
Shinfield Road	High	Non Motorised User Delay	New uncontrolled crossings	Minor Adverse	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Shinfield Eastern Relief Road	Low	Non Motorised User Delay	New signal and uncontrolled crossings	Negligible	Not Significant
Arborfield Road	Low	Non Motorised User Delay	New signal and uncontrolled crossings	Negligible	Not Significant
Observer Way	Low	Non Motorised User Delay	None	Minor Adverse	Not Significant
Mill Lane (north of M4)	Medium	Non Motorised User Amenity	Closure to Through Traffic	Moderate Beneficial	Significant
B3270	Low	Fear & Intimidation	None	Minor Adverse	Not Significant
Arborfield Road	Low	Fear & Intimidation	New shared use footway / cycleway and new signal and uncontrolled crossings	Minor Beneficial	Not Significant
Observer Way	Low	Fear & Intimidation	None	Minor Adverse	Not Significant
Surrounding Road Network	Varies	Road Safety	Active Travel Network Improvements	Minor Adverse	Not Significant