

Wokingham Borough Council

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Date: 27 August 2026

Dear Wokingham Borough Council,

Subject: Land off Kirton's, Farm Road, Reading: Request for Environmental Impact Assessment (EIA) Screening Opinion under Regulation 6(1) of Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Arcadis Consulting (UK) Limited ("Arcadis") has been commissioned by M&G Real Estate (M&G) acting on behalf of Prudential Assurance Company Ltd ("the Client") to request an EIA Screening Opinion in support of a Town and Country Planning Act (TCPA) for the removal of soils and subsequent restoration of a Site (situated off Kirton's Farm Road, near Reading, Berkshire) for future agricultural use (the Proposed Development), for a parcel of land off Kirton's Farm Road, near Reading, Berkshire. The Site is currently vacant with scrub and vegetation growth present. A quantity of natural soils generated as a result of forming a development platform for an adjacent historical development in the area were located to part of the site under agreement with Englefield Estate Trust Corporation Limited (the 'Freeholders') and have been present at the Site for over 20 years.

The Proposed Development involves the removal of the previously imported soils (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the Site) and condition for future agricultural use, as originally intended.

The proposal is considered to represent development as the works will involve physical alterations to the land that would result in a material change to its landscape due to the restoration to former levels. The Site is located within the administrative boundaries of both Wokingham Borough Council (on the east) and West Berkshire Council (on the west). The proposed works therefore constitutes 'Operational Development' under section 55 of the TCPA 1990.

During pre-application liaison with both Councils, it was agreed that Wokingham Borough Council would take on the role of lead Local Planning Authority.

Under the provisions of Regulations 6(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as "the EIA Regulations") Arcadis hereby request that Wokingham Borough Council, as lead Local Planning Authority, adopt a Screening Opinion as to whether the demolition, construction and operation in fulfilment of the Proposed Development, as described in this letter and enclosures, constitutes EIA development.

The location of the Site / Proposed Development layout is illustrated on **Annex A**.

Arcadis (UK) Limited is a private limited company registered in England registration number: 01093549. Registered office, 80 Fenchurch Street, London EC3M 4BY. Part of the Arcadis Group of Companies along with other entities in the UK. Regulated by RICS.

Arcadis does **not** believe that the Proposed Development falls within either Schedule 1 or Schedule 2 of the EIA Regulations within **Requirement for EIA**, and thus an EIA is not required. This EIA Screening Opinion request provides the rationale for this position, but are seeking a formal Screening Opinion as good practice; within this letter Arcadis has provided a preliminary review of the Site and surrounding area, along with the requirements set out in EIA Regulations as applicable when a Screening Opinion is being sought. Consideration is given to the information required to complete the EIA Regulations Screening Matrix¹, as presented within **Table 1**. The structure of this EIA Screening Request is as follows:

- Arcadis' rationale for why we do not believe an EIA is required
- Information Arcadis believes Wokingham Borough Council will need to respond to the Screening Opinion request:
 - The Site Location and Surrounding Area of the Proposed Development;
 - The Proposed Development (including access, construction and operation);
 - Potential effects on the Environment; and
 - Conclusion

Arcadis' Conclusion on Requirement for EIA

The types of development for which EIA is, or may be, required, are set out in Schedules 1 and 2 of the EIA Regulations. Schedule 1 sets out development types for which EIA is mandatory; the Proposed Development does not fall within any of these categories of development and is not therefore Schedule 1 development.

With regards to the development types and thresholds set out in Schedule 2 of the EIA Regulations, the Proposed Development does not fall in Schedule 2 and consequently Arcadis does not consider that the Proposed Development constitutes EIA development.

Supporting Information to Inform Request for Screening Opinion

Notwithstanding the above, relevant information is provided herein against Schedule 3 of the EIA Regulations, which sets out the 'selection criteria' which must be taken into account in determining if Schedule 2 development is likely to have significant effects and therefore would constitute EIA development. This information is provided to assist Wokingham Borough Council as the lead authority in providing an EIA Screening Opinion. Schedule 3 identifies three broad criteria which should be considered:

- 'The characteristics of the development (e.g. its size, use of natural resources, quantities of pollution and waste generated);
- The environmental sensitivity of the location; and
- The characteristics of the potential impact.

Table 1 sets out the environmental effects that are anticipated to occur during site preparation, demolition, construction and operation of the Proposed Development, how these are being assessed, managed and mitigated through the design stage, and the technical reports that are proposed to be submitted with the planning application. The Proposed Development is intended to be permanent, and therefore significant effects from decommissioning are not considered likely and are accordingly not discussed within this screening assessment.

As required by the EIA Regulations, to assist in your adoption of a Screening Opinion, this letter provides the following:

- A plan sufficient to identify the land (referred to in this letter as the Site) – Site Location Plan (Annex A);
- A description of the development, including in particular:
 - A description of the physical characteristics of the development and, where relevant, of demolition works.

¹ UK Gov (2021). Environmental impact assessment screening checklist <https://www.gov.uk/government/publications/environmental-impact-assessment-screening-checklist>

- 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.
- A description of any likely significant effects, to the extent of the information available on those effects, of the proposed development on the environment resulting from:
 - The expected residues and emissions and the production of waste, where relevant; and
 - The use of natural resources, in particular soil, land, water and biodiversity.
- 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 a significant adverse effect on the environment.

Pre-application advice was sought from both Wokingham Borough Council and West Berkshire Council, acting as the relevant LPAs. Responses were received from both authorities, and subsequent correspondence further confirmed their view that an EIA Screening Opinion should be sought for the Proposed Development.

The Site Location and Surrounding Area of the Proposed Development

Site Description and Context

The Site, as shown in **Annex A**, is located off Kirton's Farm Road. National Grid Reference SU69706973, coordinates 469754 (Easting), 169714 (Northing).

A quantity of natural soils (previously imported soils) generated as a result of forming a development platform for an adjacent historical development in the area were located to part of the site under agreement with Englefield Estate Trust Corporation Limited (the 'Freeholders') and have been present at the Site for over 20 years.

The Site covers approximately 2.4 hectares of land (0.8 hectares within the West Berkshire Council boundary and 1.6 hectares within the Wokingham Council boundary), consisting mainly of disused scrubland with a landscape mix of grassland, bramble scrub, and tall vegetation all regularly maintained at a low height. The Site is currently vacant scrub land, central and eastern areas feature previously imported soils, largely composed of local materials with a distinct minor area of construction and demolition debris, while the western part contains the original surficial site soils (termed herein as indigenous materials) that were relocated prior to the import of the previously imported soils. External boundaries of the Site are defined by a willow-lined seasonally flowing ditch to the south, trees and mixed scrub to the north and east, and a line of scrub railway embankment to the west. The Site has Kirton's Farm Road at the east for its access.

Surrounding Area

The surrounding environment includes residential and commercial properties to the north and east, disused land, freshwater lakes, and a railway line circa 40m to the west. Grassland is located to the immediate north and south. The M4 motorway is located approximately 170m south of the Site. The Site's cross-boundary location requires planning considerations to be coordinated with both Wokingham Borough Council and West Berkshire Council.

The Site is designated as open countryside. It does not contain any listed buildings, although it is located approximately 500 metres from Kirtons Farmhouse, a Grade II listed building. The land lies within Flood Zones 2 and 3, indicating a moderate to high risk of flooding.

The Proposed Development

The Proposed Development involves the removal of the previously imported soils (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the Site) and condition for future agricultural use, as originally intended.

a) Enabling Works

- The enabling works required to facilitate construction are proposed to include:
 - Provision of a temporary construction access from Kirton's Farm Road, including associated visibility splays and temporary reduction in speed limit for the works period.
 - Vegetation clearance within the Site and any additional areas required to facilitate the main works.
 - Vegetation reduction (e.g. pruning) associated with the visibility splays to ensure safe access to and from the Site throughout the construction period.

b) Soil Removal

- Careful removal of all previously imported soils.
- Materials management: the previously imported soils will be removed from the Site, managed under the appropriate Duty of Care and transported to a facility that has relevant authorisation to accept the soils.

c) Land Restoration

- Regrading and levelling: Once the previously imported soils are removed, the land will be reprofiled using the indigenous materials to tie in to surrounding field levels, ensuring a consistent and even surface as close as possible to the original levels.

Access

The Site can be accessed through Kirton's Farm Road at the east.

Demolition

No demolition activity involved in the proposed works.

Construction

It is anticipated that a temporary construction compound, vehicle parking area and welfare facilities will be located towards the east of the Site, accessed from Kirton's Farm Road.

It is expected that works would start in late winter/ early spring of 2027 and expected to take approximately 7 months. During the works, typical working hours would be from 08:00-18:00 hours Monday to Friday and 08:00-13:00 hours on Saturday and one hour quiet works between 7:00-8:00. No works are permitted on Sundays and Bank Holidays unless agreed in writing with Wokingham Borough Council. No continuous 24-hour activities are envisaged.

One hour start up and shut down time is anticipated in addition to the core working hours. The start-up and shut down times are limited to deliveries of construction materials, plant and machinery and removal of any spoil from site. On Saturday the start-up and shut down time is restricted to within the 08:00hrs to 13:00hrs time slot.

An Outline Construction Environmental Management Plan (oCEMP) has been prepared by Arcadis and submitted with the Planning Application. A Construction Environmental Management Plan (CEMP) and Construction Traffic Management Plan (CTMP) will be implemented for the Proposed Development and would be developed by the Principal Contractor prior to the construction. The following list of measures are indicative of what the CEMP and CTMP will include, but does not comprise an exhaustive list:

- Appropriate management of construction traffic;
- Management of the interface between construction traffic and users of Kirton's Farm Road and M4 motorway;

- Implementation of best practice construction measures;
- Agreement to working hours;
- Implementation of Best Practical Means for noise impacts; and
- Dust management measures.

Construction earthworks would be undertaken in accordance with Environment Agency (EA) suite of guidance such as the following (or similar if superseded by the commencement of construction):

- UK Government Guidance for Pollution Prevention²,
- Control of Water Pollution from Construction Sites (CIRIA). Guidance for Consultants and Contractors (C532)³;
- Guidance for Pollution Prevention (GPPs) – environmental good practice guidance for the whole UK⁴;

Construction earthworks would be undertaken in accordance with following industry best practice guidance to manage environmental risks on the Site:

- Construction Industry Research and Information Association (CIRIA) guidance e.g. C741 – Environmental Good Practice on Site (Fourth Edition, 2015)⁵; and
- Construction Industry Publication (CIP) Construction Environmental Manual⁶.
- GPP6 ‘Working at Construction and Demolition Sites’⁷;

If any of these guidance documents have been updated by the time construction started, the latest versions of the guidance document will be used.

Potential Effects on the Environment

Table 1 provides an appraisal of the Proposed Development in the context of the existing Site and surrounding area (see Annex B), considering criteria provided in Schedule 3 of the EIA Regulations. Schedule 3 of the EIA Regulations lists the selection criteria for the screening of a Schedule 2 development, based on the characteristics and location of the development and the types and characteristics of the potential impacts that could occur. The appraisal considers the characteristics of the Proposed Development, the environmental sensitivity of areas likely to be affected and the potential for likely significant environmental effects. It also considers measures (control/mitigation measures) that would address potential significant effects where there is certainty of their deliverability at this stage.

The following sections should be read in conjunction with the enclosed Environmental Features Plan in Annex B. It is anticipated that the potential effects of the Proposed Development would be as follows in Table 1:

² UK Gov (2023). Guidance for Pollution Prevention for businesses. <https://www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance>

³ CIRIA (2001). Control of Water Pollution from Construction Sites. Guidance for Consultants and Contractors. <https://www.netregs.org.uk/environmental-topics/water/control-of-water-pollution-from-construction-sites/>

⁴ NetRegs (2023). Guidance for Pollution Prevention (GPPs) documents. <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>

⁵ Construction Industry Research and Information Association (CIRIA) (2015). Environmental good practice on site guide (fourth edition) (C741). https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductcode=C741&Category=BOOK

⁶ Construction Industry Publications (CIP) (2022). Construction Environmental Manual

⁷ NetRegs (2023). PPG 6: Working at construction and demolition sites. <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/ppg-6-working-at-construction-and-demolition-sites/>

Table 1: Screening of potential effects and proposed approach and mitigation.

Topic	Baseline and Potential Impacts	Proposed Approach and Mitigation	Potential Residual Effects
Biodiversity	A Preliminary Ecological Appraisal (PEA) (30280066-AUK-XX-ZZ-TR-KK-0052-P001) report has been produced by Arcadis in July 2026 and has been submitted with the Planning Application. The PEA reports the following baseline features: Statutory Designated Sites - The nearest statutory designated site of national importance is Pearman's Copse LNR is located approximately 3.5km east of the Site. Given the distances, it is not considered that the proposed works would have a direct or indirect significant effect on the Site during construction and operation. Non-Statutory Designated Sites - Eight non-statutory Local Wildlife Sites (LWS) are located within 2km of the Site. The nearest LWS is Burghfield Gravel pits LWS is approximately 50m west of the Site, and supports a range of wildfowl and other birds, including Schedule 1 species and passage migrants. The existing railway embankment between LWS and the Site is considered sufficient to provide screening from noise and visual daytime disturbance to birds, though artificial lighting will be designed to reduce the impact of disturbance to species using the LWS. Ping Wood LWS is approximately 920m south-west of the Site. This LWS supports ancient and semi-natural woodland, and is not expected to be affected by the proposals. Habitats - Habitats which have been found on the Site are common and widespread, and their removal is not considered to constitute a significant environmental effect. Invasive plant species - Japanese knotweed (<i>Fallopia japonica</i>) was recorded within the northern part of the Site (approximately 2m × 4m) and remains confined to a previously identified area with no increase in extent since the 2025 survey. Protected Species - The PEA identifies that the Site and adjacent habitats have potential to support a range of protected and notable species, including foraging and commuting bats, great crested newt and other amphibians, reptiles, breeding birds, common invertebrates, badger, otter, hazel dormouse and other mammals. Further details of species records, habitat suitability and recommended precautionary working measures are provided in the PEA.	The PEA sets out requirements for working practices to ensure that no significant effects would arise. These are set out in the oCEMP submitted with the Planning Application and the appointed Principal Contractor will be responsible for updating the CEMP.	No Likely Significant effects
Landscape and Visual	A Landscape and Visual Appraisal (LVA) (30280066-AUK-XX-ZZ-TR-LV-0046-P001) was undertaken to assess potential landscape and visual effects, and has been submitted with the Planning Application. The appraisal concludes that, due to the limited scale and temporary nature of the works, retention of existing boundary vegetation, and restoration of the Site following completion, no significant landscape or visual effects are anticipated.	The LVA sets out the mitigation measures that have been incorporated into the Proposed Development to ensure that no significant effects would arise.	No Likely Significant effects
Cultural Heritage and Archaeology	A cultural heritage desk-based assessment (30280066-AUK-XX-ZZ-TR-HI-0045-P001) was undertaken in July 2026 to assess heritage assets within a 500 m study area and has been submitted in support of the Planning Application. Designated Heritage Asset – There is no designated heritage asset within the Site boundary. There is one Listed Building within the study area. Kirton's Farmhouse (Grade II Listed) located approximately 294m north-west of the Site, however, the Proposed Development would not result in direct physical impacts, or changes to the setting of the Listed Building. Non-Designated Heritage Asset - Two non-designated heritage assets, identified as cropmarks, are present within the Site. While there is potential for localised effects on surviving archaeological remains during the removal of previously imported soils, previous soil deposition is likely to have already affected the condition of any remains. The potential for archaeological remains within the Site is considered low to medium, primarily relating to Prehistoric and Romano-British activity. Any effects would be localised and limited in extent and are not considered likely to be significant. Consequently, no likely significant effects on designated or non-designated heritage assets are anticipated.	Given the previous disturbance of the Site and the restorative nature of the Proposed Development, archaeological trial trenching is not considered necessary. Instead, archaeological monitoring of groundworks (watching brief) is proposed to record any archaeological remains encountered during the works. The scope of archaeological mitigation will be agreed with Berkshire Archaeology and secured through a Written Scheme of Investigation (WSI) prior to commencement of works.	No Likely Significant effects
Air Quality	The Site is not located within an Air Quality Management Area (AQMA), although Wokingham AQMA lies approximately 190m to the south. Sensitive receptors near to the Site include the residential properties along the Flagstaff Road and Longwater Avenue, properties within the Green Park Village development approximately 300m north of the Site, visitors of the Green Business Park and users of Kirton's Farm Road. Ecological receptors for the Site are considered in the ecology section above. During the temporary restoration works, there is potential for dust generation from excavation, soil handling and vehicle movements. However, traffic associated with the Proposed Development is expected to be limited. The operational phase would generate negligible traffic. Consequently, no likely significant effects on air quality receptors during construction and operation are anticipated.	Best-practice mitigation measures, taken from the IAQM Guidance on the assessment of dust from demolition and construction, have been incorporated in the oCEMP to minimise construction dust effects. The appointed Principal Contractor will be responsible for updating the CEMP.	No Likely Significant effects
Flood Risk, and Surface Water Drainage	A Flood Risk Assessment (FRA) (30280066-AUK-XX-ZZ-TR-ZZ-0054-P001) was undertaken by Arcadis in July 2026 and has been submitted in support of the Planning Application. The Site is partially located within Flood Zone 3 (indicative of a high risk of flooding from rivers and the sea) defined as with a 1% or greater annual probability (AP) of river flooding or a 0.5% or greater AP of tidal flooding and has been affected by historic fluvial flooding associated with the Foudry Brook. However, there are no recorded incidents of groundwater, surface water or sewer flooding at the Site, and flood defences are present within the surrounding area.	The FRA sets out requirements for working practices to ensure that no significant effects would arise. The oCEMP submitted with the application also contains measures to manage flood risk and surface water runoff during construction, including	No Likely Significant effects

Topic	Baseline and Potential Impacts	Proposed Approach and Mitigation	Potential Residual Effects
	The proposals would not increase impermeable area, flood risk or surface water runoff rates and would not adversely affect flood storage capacity. Appropriate controls would be implemented during construction to manage any groundwater encountered. Consequently, no likely significant effects relating to flood risk or water resources are anticipated.	monitoring of flood warnings and implementation of appropriate contingency measures during severe weather events. Where groundwater is encountered, suitable management measures will be implemented. Following removal of the previously imported soils and restoration of the Site, existing flood flow pathways and flood storage capacity will be maintained.	
Land and Ground Conditions	A Phase 1 Preliminary Risk Assessment (PRA) Report (30250853-AUK-XX-ZZ-TR-ZZ-0004-P002) was prepared in December 2024 and has been submitted in support of the Planning Application. The Site is underlain by superficial sand and gravel deposits and Lambeth Group bedrock, both classified as a Secondary A aquifer. A Soil Characterisation Report (30250853-AUK-XX-ZZ-TR-ZZ-0004-P004) and an Indigenous Material Sampling Report (30280066-AUK-XX-ZZ-TR-ZZ-0027-P003) were subsequently undertaken to characterise the previously imported and indigenous soils. Laboratory testing confirmed that the soils are generally consistent with locally sourced materials, with concentrations of metals within background levels and no evidence of significant contamination. The reports are submitted with the Planning Application. Consequently, the Proposed Development would not give rise to significant effects relating to land contamination, geology or ground conditions.	The oCEMP submitted with the Planning Application sets out requirements for working practices and will be further updated in the CEMP by the Principal Contractor prior to the construction.	No Likely Significant effects
Traffic and Transport	The Site is accessed from Kirton's Farm Road and is located approximately 200m north of the M4 motorway. Reading Green Park Railway Station is located approximately 500m north-west of the Site, with bus services available on Longwater Avenue nearby. A Transport Statement (30280066-AUK-XX-ZZ-TR-ZZ-0076-P001-Transport Statement) was prepared in July 2026 and has been submitted in support of the Planning Application. The Transport Statement has assessed the traffic and transport effects of the Proposed Development and concludes that the temporary traffic generated by the Proposed Development can be accommodated on the local highway network and is not anticipated to result in significant traffic and transport effects.	A CTMP will be prepared by the Principal Contractor and agreed with the Wokingham Borough Council and West Berkshire Council. The CTMP will include measures relating to construction vehicle routing, access arrangements, delivery management, protection of pedestrians and cyclists, wheel washing, road sweeping and management of construction traffic impacts.	No Likely Significant effects
Noise and Vibration	The Site is not located within any Noise Important Areas (NIA). NIA – Road with ID 6149 is located approximately 425m south-west of the Site. Other than this, there are no NIAs are located within 500m of the Site. Sensitive receptors near to the Site include the residential properties along the Flagstaff Road and Longwater Avenue, properties within the Green Park Village development approximately 300m north of the Site, visitors of the Green Business Park and users of Kirton's Farm Road. Noise sources during the land restoration would be primarily dominated by road traffic movements and soil removal from the Site. However, traffic associated with the Proposed Development is expected to be limited. The operational phase would generate negligible traffic. Construction activities have the potential to generate elevated noise levels, with the potential for adverse effects on surrounding sensitive receptors. Considering the nature and scale of the development, and proposed mitigation measures, no significant effects are anticipated.	The oCEMP submitted with the Planning Application contains appropriate mitigation measures that would be sufficient to avoid significant adverse effects on sensitive receptors and would be further developed in the CEMP by the Principal Contractor. Mitigation measures applied for construction noise would be in accordance with BS5228.	No Likely Significant effects
Agricultural and Soils	A review of the Provisional Agricultural Land Classification (ALC) Map identifies the Site as Grade 3 agricultural land (good to moderate quality agricultural land). A Soil Resource Survey was undertaken to characterise the indigenous materials. The survey confirmed that the indigenous materials are suitable for Site restoration, with the results included within the Indigenous Material Sampling Report (30280066-AUK-XX-ZZ-TR-ZZ-0027-P003). The findings support the use of the indigenous materials for the restoration of the Site to its original condition, with no likely significant effects on soil resources anticipated.	Activities will be appropriately supervised by a suitably experienced soil scientist.	No Likely Significant effects
Materials, Waste and Carbon	The Proposed Development would generate waste during the land restoration phase other than removal of the previously imported soils and Japanese Knotweed under appropriate duty of care. The project should not require any material to be imported, the indigenous material in the western part of the Site will be used to restore the Site levels on removal of the previously imported soils.	The oCEMP submitted with the Planning Application contains the control measures that the Principal Contractor will implement during construction. The appointed Principal Contractor will be responsible for updating the CEMP and implementing the measures outlined in the Site Waste Management Plan (SWMP) contained within the oCEMP. Therefore, significant effects are not anticipated. The Principal Contractor will identify and implement measures to reduce construction-related energy use, fuel consumption and	No Likely Significant effects

Topic	Baseline and Potential Impacts	Proposed Approach and Mitigation	Potential Residual Effects
		greenhouse gas emissions where reasonably practicable. These measures will be set out in the CEMP and/or associated construction carbon and energy management procedures.	
Human Health	It is considered that human health has been appropriately considered within the relevant topic sections (e.g. ground conditions and contamination, air quality and noise and vibration) for the Site. The risks to human health in association with the Proposed Development are considered to be negligible and there would be no significant adverse impact during land restoration phase.	No further mitigation required.	No Likely Significant effects
Socio-economic	The Proposed Development will provide temporary employment opportunities during the land restoration phase. The Proposed Development will not provide any permanent employment opportunities.	No further mitigation required.	No Likely Significant effects
Risk of major accidents and disasters (relevant to the project concerned)	The Proposed Development is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents. This EIA Screening Request considers local flood risk, which at the Proposed Development site is currently in medium to high-risk zone. It is anticipated that there would be no major new risk to road traffic compared to the existing baseline. Significant adverse weather conditions (storms, snow and gales) may result in power cuts and storm damage to infrastructure associated with the Proposed Development. Impact could result in irreversible damage to environmental receptors from adverse weather events. Whilst inevitably there are risks during the construction phase of the Proposed Development, it is not considered that these risks will be at an unacceptable level, given that appropriate health and safety protocols will be adhered to by construction workers and as set out in the oCEMP. Similarly, the risk of accident to the general public or the environment during construction and upon operation of the Proposed Development is anticipated to be that of an acceptable level to not result in a major accident or disaster. Therefore, there would be no significant environmental effects during construction or operation.	No further mitigation required.	No Likely Significant effects
Light, Heat and Electromagnetic Radiation	Operations are likely to be undertaken during daylight working hours. If mobilisation is delayed; suitable lighting may be deployed during the hours of 08:00 – 18:00 to enable works to take place. Given the nature and scale of the Proposed Development, significant effects relating to light, heat, electromagnetic radiation, or electronic interference are not anticipated during either the construction or operational phases.	Lighting details will be appropriately designed as part of the Proposed Development during construction and will be included in the CEMP.	No Likely Significant effects
Microclimate (wind, sunlight, daylight).	Due to the nature of the works, there are no likely significant environmental effects that could be generated with respect to sunlight, wind or daylight either during construction or operation of the Proposed Development.	No further mitigation required.	No Likely Significant effects
Cumulative Impacts	A review of available information on Wokingham Borough, West Berkshire Council and Reading Borough Council has been undertaken to identify other development within the Zones of Influences for environmental topic for the Proposed Development. Currently, there are two planning applications within 1km of the Site: • Planning Application (West Berkshire Council ref. 23/02200/MINMAJ) – approximately 531m south of the Site boundary - Planning permission 23/02200/MINMAJ was approved by West Berkshire Council on 18 January 2024 for a Section 73 variation of Conditions 1 (Cessation of Development), 2 (Restoration at the End of the Permitted Development Time Period), 3 (Approved Plans and Details) and 32 (Restoration Scheme) of planning permission 19/00953/MINMAJ, which itself varied application 14/03295/MINMAJ. The approved development relates to the continued extraction of sand and gravel, aggregate recycling and restoration activities at Moores Farm, Pingewood. The permission extends the timeframe for mineral extraction until June 2028, waste importation and processing until June 2029, and completion of restoration works until June 2030. - The Moores Farm development comprises the continuation of an existing, long-established mineral extraction and restoration operation and does not introduce any material increase in extraction volumes, processing capacity, operational area or traffic generation beyond that already assessed under the extant consent. Environmental effects associated with that development are therefore expected to remain consistent with those previously assessed, albeit over an extended timeframe. - Potential cumulative effects with the approved Moores Farm development are limited to temporary construction-phase activities, principally relating to the movement of construction vehicles on the local highway network. Given the relatively small scale and temporary nature of the Proposed Development, together with the absence of any new operational phase, significant cumulative effects on traffic and transport, air quality, noise, landscape, or other environmental receptors are not anticipated. - Accordingly, it is considered that the Proposed Development would not result in significant cumulative environmental effects, either alone or in combination with the approved Moores Farm development.	A CEMP will be in place to manage the temporary impacts identified as a result of the Proposed Development. Schemes within the wider development of the area will also be operating and constructed in line with best practice therefore no cumulative effects are anticipated.	No Likely Significant effects

Topic	Baseline and Potential Impacts	Proposed Approach and Mitigation	Potential Residual Effects
	• Planning Application (Reading Borough Council ref. PL/25/1521) – approximately 669m north of the Site boundary - The application is a request for an EIA Screening Opinion for a proposed employment development comprising up to 102,500 m² of Class B8 floorspace and 7,500 m² of Class B2 floorspace on land at Island Road, Reading. The proposal remains at the EIA Screening Opinion stage and, based on the information reviewed, a formal EIA Screening Opinion has not yet been issued. Given the distance, differing site context and the nature of the proposed restoration works at the Site, the potential for significant cumulative effects is considered to be limited. Any cumulative effects associated with construction traffic, noise, dust or air quality would be localised, temporary and capable of being managed through standard good practice mitigation measures. As such, significant cumulative effects are not anticipated.		
Transboundary Effects	The Proposed Development is in the UK. There is no potential for the proposed development to result in significant environmental effects extending beyond national boundaries.	No further mitigation required.	No Likely Significant effects

Conclusion

The Proposed Development does not fall under Schedule 2 of the EIA Regulations. Consideration of the Proposed Development in relation to the criteria set out in Schedule 3 has determined that appropriate mitigation measures are available to avoid significant environmental effects, and consequently we do not consider that the Proposed Development constitutes EIA development.

The EIA Screening conclusion also aligns with the pre-application advice from both Wokingham Borough Council and West Berkshire Council and subsequent correspondence.

In accordance with the EIA Regulations, we would be grateful if you could provide a Screening Opinion within three weeks of the date of the receipt of this request. Should you require clarification on any issue or further details, please do not hesitate to contact me. Otherwise, I look forward to hearing from you in the near future.

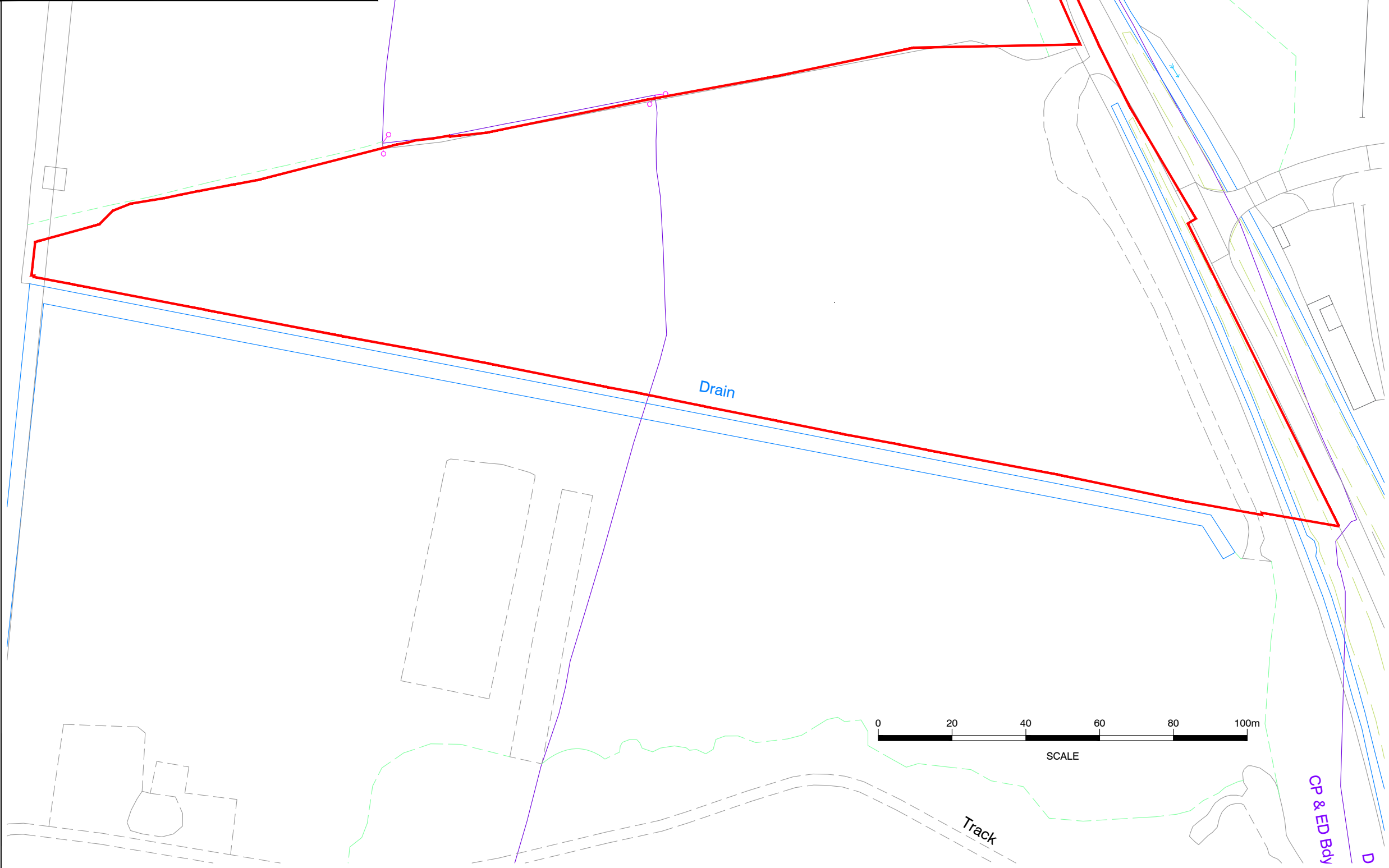
Yours faithfully,

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Annex A – Site Location Plan



Shelter

LEGEND:

- RED LINE BOUNDARY
- LOCAL AUTHORITY BOUNDARY

NOTES:

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All entities shown on this drawing are to be regarded as approximate and are indicative only. No measurements taken from this drawing should be used for the location of intrusive investigation works on site. Symbols for boreholes, trial pits and other specific features are representations of location only and unless otherwise specified, do not represent the true size of the feature. Contact ARCADIS UK in case of any query.

2	31/07/2026	SITE BOUNDARY REVISED	BNB		
1	10/07/2026	FIRST ISSUED	BNB		
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Site

LAND OFF KIRTON'S FARM ROAD
READING

Client

MAG REAL ESTATE
10 FENCHURCH AVENUE
LONDON
EC3M 5AG

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

Coordinating office:
Office 107, WeiWork
50-60 Station Road
Cambridge
CB1 2JH

www.arcadis.com

TITLE:

SITE LOCATION PLAN

Designed	B. Brinkman	Date	31/07/2026	Signed	
Drawn	B. Brinkman	Date	31/07/2026	Signed	
Checked	S. Cork	Date	27/08/2026	Signed	
Approved	K. Baker	Date	27/08/2026	Signed	
Scale:	1:1150	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30280066		

Suitability Description:

For Information

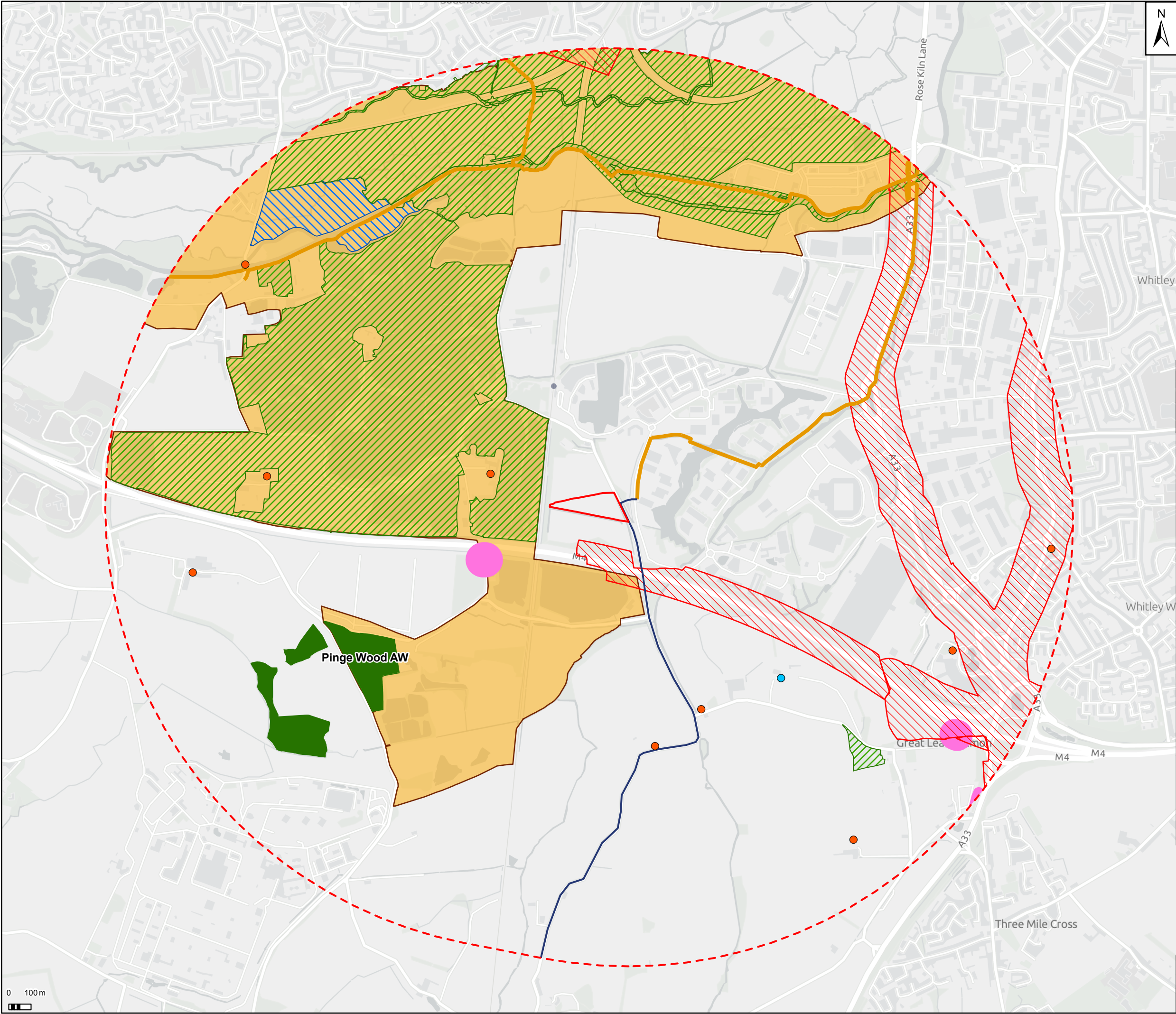
Drawing Number:

30280066-AUK-XX-ZZ-DR-ZZ-0057-P002

Revision:

2

Annex B – Environmental Features Plan



N

Legend

Site

2km Buffer

Listed Buildings (Grade)

II

II*

National Cycle Network Public

TrafficFree

OnRoad

Ancient Woodland

Air Quality Management Area (AQMA)

Berkshire Local Wildlife Site

Berkshire Proposed Local Wildlife Site Extension

Biodiversity Opportunity Area

Noise Important Areas

Notes :

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GB Light Grey: Contains OS data © Crown Copyright and database right 2026.



01	22/07/26	INITIAL ISSUE	MP	RK	CSS
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Client

M&G Real Estate
10 Fenchurch Avenue
London
EC3M 5AG
United Kingdom

Site

Land off Kirton's Farm Road,
Reading

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

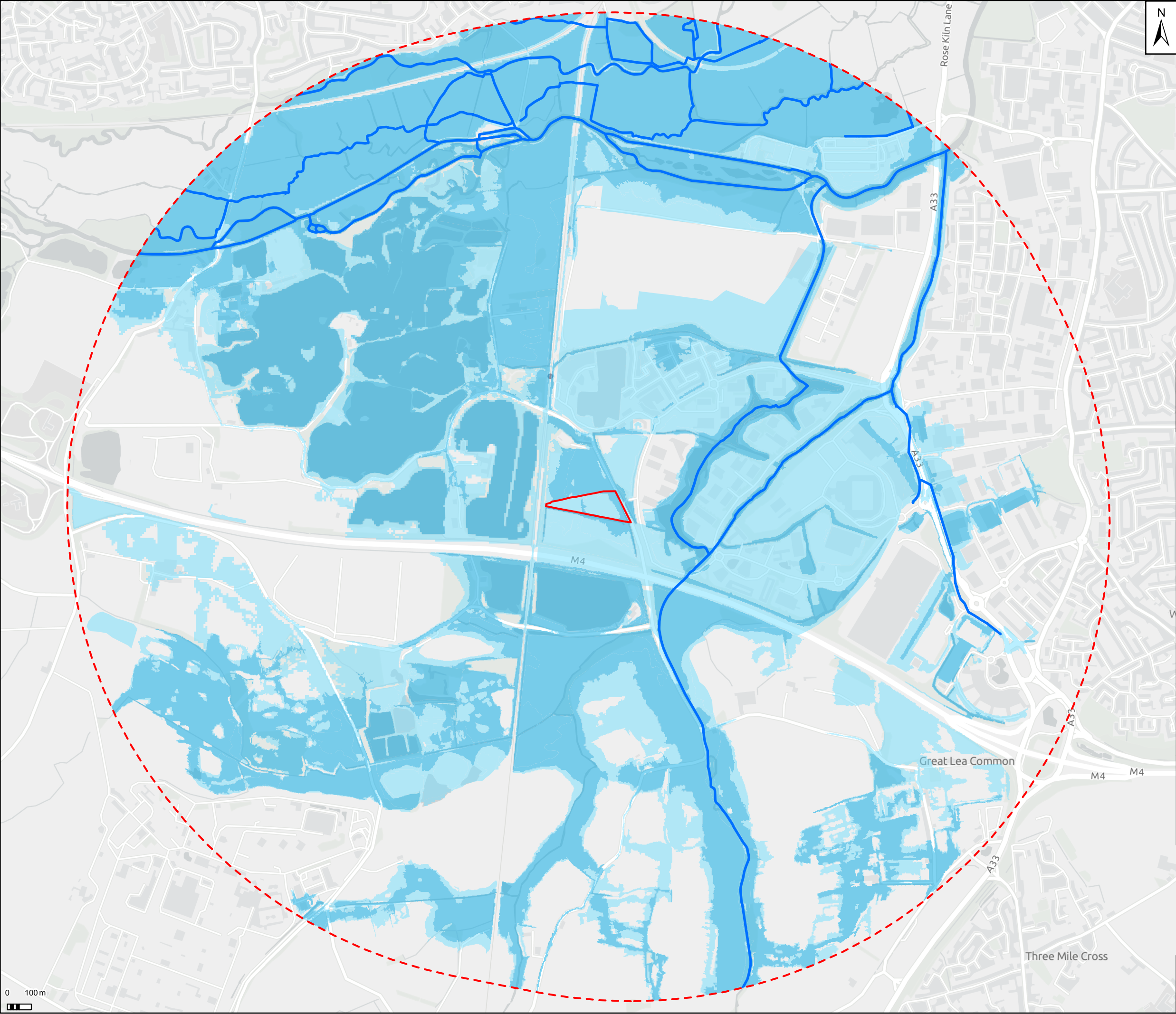
Coordinating Office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

www.arcadis.com

Title:

Annex B -
Environmental Constraints
Plan (Part 1)

Designed	R. Khambete	Date 22 JUL 26	Signed
Drawn	M. Pawaskar	Date 22 JUL 26	Signed
Checked	R. Khambete	Date 22 JUL 26	Signed
Approved	C. Soubry-Smith	Date 22 JUL 26	Signed
Scale:	1:16,141	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	30336140
Suitability Description:			
For Information			
Drawing Number:			Revision:
30280066-AUK-XX-ZZ-DR-ZZ-0070			P01



N

Legend

Site

2km Buffer

Statutory Main River

Flood Zone

Flood Zone 2

Flood Zone 3

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GB Light Grey: Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

01	22/07/26	INITIAL ISSUE	MP	RK	CSS
Rev	Date	Description	Drawn	Check	Approv

PROJECT:
LAND OFF KIRTON'S
FARM ROAD,
READING

Client

M&G Real Estate
10 Fenchurch Avenue
London
EC3M 5AG
United Kingdom

Site

Land off Kirton's Farm Road,
Reading

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

Coordinating Office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

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Title:

Annex B -
Environmental Constraints Plan
Water (Part 2)

Designed	R. Khambete	Date 22 JUL 26	Signed
Drawn	M. Pawaskar	Date 22 JUL 26	Signed
Checked	R. Khambete	Date 22 JUL 26	Signed
Approved	C. Soubry-Smith	Date 22 JUL 26	Signed
Scale:	1:15,000	Datum:	AOD
Original Size:	A3	Grid:	OS
Suitability Code:	S2	Project Number:	30336140

Suitability Description:

For Information

Drawing Number:
30280066-AUK-XX-ZZ-DR-ZZ-0071

Revision:
P01

Print Date:

22-07-26 20:37:10

C:\Users\msi01202\ARCADIS\30336140 - Land off Kirtons Farm Road, Reading Planning Support - 10 GIS\01 GDV Team\01 Aprx\30280066-AUK-XX-ZZ-DR-ZZ-0070-P001-Appendix B - environmental constraints plan.aprx

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