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South Wokingham SDL Extension

Environment Statement Addendum Volume 1:
Main Statement

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Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty – national landscape designation
AQA	Air Quality Assessment
AQMA	Air Quality Management Assessment
ATC	Automatic Traffic Count
BAP	Biodiversity Action Plan
BBS	Breeding Bird Survey
BCC	Berkshire County Council
BFC	Bracknell Forest Council
BLE	Brown Long-Eared Bats
BS	British Standard
CEA	Cumulative Effects Assessment
CEMP	Construction Environmental Management Plan
CIfA	Chartered Institute for Archaeologists
CIEEM	Chartered Institute of Ecology and Environmental Management
CWS	County Wildlife Site
DAS	Design and Access Statement
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DMRB	Design Manual for Roads and Bridges
DfT	Department for Transport
EA	Environment Agency
EIA	Environmental Impact Assessment
EPS	European Protected Species
ES	Environmental Statement
FRA	Flood Risk Assessment
GCN	Great Crested Newt
GIA	Gross Internal Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GPA	Good Practice Advice
GPS	Global Positioning System
Ha	Hectares
HGVs	Heavy Goods Vehicles
IEMA	Institute of Environmental Management and Assessment
ISEP	Institute of Sustainability and Environmental Professionals (formerly IEMA)
Km	Kilometre
LAP	Local Area for Play

LCA	Landscape Character Area
LCT	Landscape Character Type
LEAP	Local Equipped Area for Play
LEMP	Landscape and Ecology Management Plan
LLFA	Local Lead Flood Authority
LNR	Local Nature Reserve
LPA	Local Planning Authority
LWS	Local Wildlife Site
m	Metres
MAGIC	Multi Agency Geographic Information for the Countryside
NDSS	National Development Space Standards
NERC	Natural Environment and Rural Communities
NeIA	Net Internal Area
NIA	Noise Impact Assessment
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NTS	Non-Technical Summary
OS	Ordnance Survey
PPA	Planning Performance Agreement
PROW	Public Right of Way
RPZ	Root Protection Zones
RSPB	Royal Society for the Protection of Birds
RTPI	Royal Town Planning Institute
SCI	Statement of Community Involvement
SHELAA	Strategic Housing and Economic Land Availability Assessment
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
sqm	Square metres
SUDS	Sustainable Urban Drainage System
s106	Section 106 Agreements
S278	Section 278 Agreements
TA	Transport Assessment
TPO	Tree Preservation Order
UKHAB	UK Habitat Classification
WBC	Wokingham Borough Council
WFD	Water Framework Directive
WSI	Written Scheme of Archaeological Investigation
ZoI	Zone of Influence
ZVI/ZTV	Zone of Visual Influence / Zone of Theoretical Visibility

GLOSSARY

Alternatives	The range of options examined including alternative locations, layout, design and construction phasing.
Applicant	Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH')
Archaeology	The scientific study of historic or prehistoric peoples and their cultures by analysis of their artefacts, inscriptions, monuments, and other such remains, especially those that have been excavated.
Attenuation Pond	A pond designed to slow the passage of water from surface run-off to the ground/drainage system.
Baseline	The existing environmental conditions of a site or area upon which impacts are predicted against.
Biodiversity	The variety of forms of life, including genetic diversity, species diversity and ecosystem diversity.
Completed Development	Within the ES this phase refers to the Development when fully built and operational.
Cumulative Effects	Effects which arise from a combination or interaction of impacts at a specific location.
Design and Access Statement	Document submitted as part of a planning application, providing detail on the design and access provisions of the proposals.
Designated Landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Ecological Disturbance	A temporary change in average environmental conditions that causes a pronounced change in an ecosystem.
Effect	A physical or measurable change to the environment attributable to the project.
Environmental Impact	An identified impact (adverse or beneficial) on the environment arising from a certain action, process or activity.
Environmental Impact Assessment (EIA)	A systematic procedure required under the terms of the European Union Directive 2011/92/EU (as amended by 2014/52/EU) which involves the identification, prediction, evaluation, mitigation and management of impacts from a proposed development and its alternatives.
EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
Environmental Statement (ES)	The document in which the findings of an EIA are presented to decision-makers and the public.

Flood Risk Assessment (FRA)	A desk-based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The area or environment where an organism or ecological community normally lives or occurs.
Land Use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Listed Building	Listing gives a building statutory protection against unauthorised demolition, alteration and extension. Grade I: buildings of outstanding or national architectural or historic interest. Grade II: buildings of special architectural or historic interest. Grade II*: particularly significant buildings of more than local interest.
Magnitude	A combination of the scale, extent and duration of an effect.
Mitigation Measures	Measures that are applied to avoid, reduce, remedy or compensate for identified significant adverse impacts.
Non-Technical Summary (NTS)	A summary of the ES in non-specialist language so that a large group of the public can understand the main likely significant environmental impacts of a proposal.
Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife

	habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Planning Condition	Definition as per the NPPF (2019), a condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990).
Proposed Development	A mixed-use development of up to 1,100 homes, community facilities including neighbourhood centre, (Use classes F and/or E) public open space, play areas, allotments and associated infrastructure and landscaping; and proposed Suitable Alternative Natural Greenspace (SANG).
Protected Species	Species protected through UK legislation, specifically in relation to certain species of animals, birds and plants, namely by means of the Wildlife and Countryside Act, 1981.
Public Open Space	Public Open Space Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Proposed Development
Residual Impacts / Effects	Those impacts / effects that would remain following the implementation of mitigation measures.
Registered Park and Garden	Sites listed on Historic England's 'Register of Historic Parks and Gardens of special historic interest in

	England'.
Scheduled Monument	National heritage designation.
Scoping	The process of identifying the issues that are to be addresses as part of the EIA, it is method used to ensure that an EIA focuses on the important issues, it is usually done in consultation with the determining authority and statutory consultees.
Screening	The process of determining whether an EIA is required.
Screening Opinion	Opinion issued by an LPA on whether the proposals are considered to constitute EIA development.
Section 106 Agreements (s106)	Section 106 of the Town and Country Planning Act 1990 (as amended) allows the drafting of agreements (known and planning obligations) between and Council and developers.
Section 278 Agreements (S278)	Section 278 of the Town and Country Planning Act 1990 (as amended) allows the drafting of agreements between and Council and developers in regard to works to existing adopted highways.
Sensitivity	The degree of response of a receiver or instrument to a signal or a change.
Significance	The extent to which something matters. Significance of impacts is defined as substantial, moderate, minor or negligible.
Site	Land to East of Easthampstead Road and West of Old Wokingham Road, also referred to as the South Wokingham Strategic Development Location (SDL) Extension.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Special Landscape Area	Special Landscape Areas comprise traditional features, such as a pattern of small fields formed by hedgerows, ditches and ponds and interspersed with ancient woodland, which create a landscape of interest and variety and provides a diversity of habitat that is essential for wildlife.
Statutory Consultees	Organisations that the relevant determining authority is required to consult with.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional

	drainage practices.
Swale	Artificial landform designed to manage water runoff.
Transport Assessment (TA)	Document submitted as part of a planning application that assesses the potential impacts of the proposed development on traffic and transport.
Travel Plan	A plan intended to reduce reliance on private vehicles.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful destruction of protected trees or woodlands unless permission has been given by the LPA.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.
Visual Receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
ZVI / ZTV Zone of Visual Influence / Zone of Theoretical Visibility	Area within which the proposals may have an influence or effect on visual amenity

1. INTRODUCTION

- 1.1 This is the Non-Technical Summary ('NTS') of the Environmental Statement Addendum (ESA), submitted on behalf of Lightwood Strategic ("Lightwood") and Nicholas King Homes ("NKH") (together, "the Developers"). The ESA is an update to the Original Environment Statement (ES) which was submitted in support of three planning applications. Two separate planning applications for a residential led mixed use development on 'Land to East of Easthampstead Road' and 'West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site'). A third application relating to small part of a vehicular access corridor is also under consideration by Wokingham Borough Council (WBC). The Application Reference numbers are 241933, 242279 and 242051.
- 1.2 The ESA as per the Original ES relates to all three applications, which are considered together as the EIA Projects.
- 1.3 Following discussions with Wokingham Borough Council (WBC), Parish Councils, statutory consultees and local residents during the determination period, amendments have been made to the proposals. An Addendum to the Original ES has therefore been prepared to assess the likely significant environmental effects arising from the proposed amendments. This document is referred to as the Environmental Statement Addendum (ESA).
- 1.4 The ESA has been prepared to inform the Local Planning Authority (LPA) of the implications of the amended proposals and to assess whether any changes arise to the likely significant environmental effects of the Proposed Development as now proposed. The ESA considers the updated proposals and associated technical work and should be read alongside the Original ES and the reports submitted as part of the application resubmission.
- 1.5 For the purposes of the ESA (not the applications), the description of development has been amended as follows:

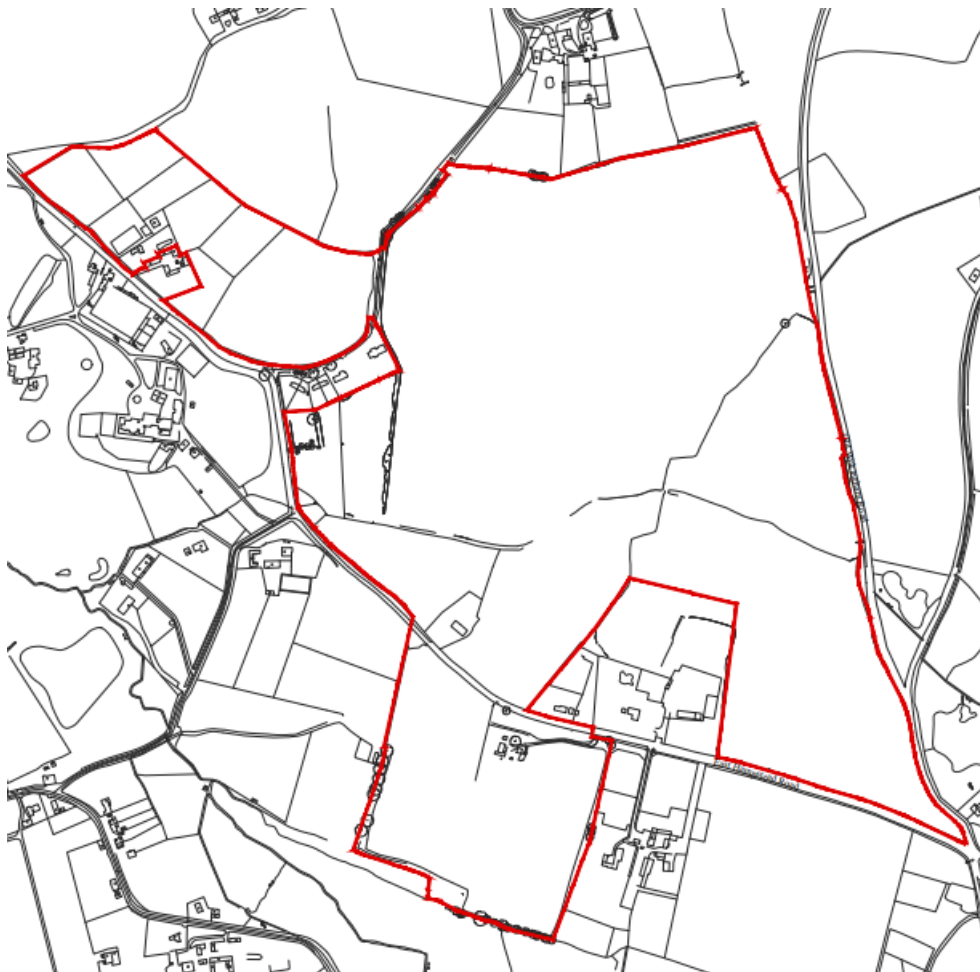
*"A mixed-use development of up to 1,030 homes, community facilities including neighbourhood centre, (Use classes ~~F and/or~~ E of up to 0.4ha), **a one-form entry primary school (if required) (Use Class F)**, public open space, play areas, allotments and associated infrastructure and landscaping of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

- 1.6 As indicated above, the Proposed Development will come forward via the following three separate planning applications (changes in bold):
 - Application A: Hybrid application comprising an outline application with all matters reserved except means of access for a mixed use, residential-led development (up to 850 dwellings) including a neighbourhood centre **(Use Classes E)**, **a one-form entry primary school (if required) (Use Class F)** public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping;

- Application B: An Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes; and
- Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.

1.7 The Site lies within the administrative area of WBC. The red line has been slightly amended along the eastern boundary with Old Wokingham Road. The revised Site Location Plan is attached at **ESA Appendix 1.1** of the Technical Appendices (Volume 2) and included as **Figure 1.1** below. A full description of the Site and the Proposed Development are set out in **Chapter 3**. All figures referred to within the respective Technical Chapters, can be found within the Chapter.

Figure 1.1 Site Location Plan



The Need and Purpose of the Environmental Statement

- 1.8 The legislative context has not changed since the Original ES. The ESA has been prepared in accordance with the requirements of the 2017 EIA Regulations.
- 1.9 The methodology employed in the preparation of the ESA is summarised in Chapter 2.

Relevant Planning Policy

- 1.10 This section provides an update to the Original ES in terms of the national and local planning policy framework. It should be read in conjunction with the relevant section in each topic chapter.

National Planning Policy Framework (2024)

- 1.11 The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations in the determination of the planning applications.
- 1.12 The NPPF has been revised since the Original ES, and was published by the Government on 12 December 2024. The Framework sets out the Government's planning policies for England and how these are expected to be applied.
- 1.13 The most relevant chapters are summarised below.
- 1.14 In chapter 2, the NPPF sets out how the planning system contributes to the achievement of sustainable development with three overarching objectives; economic, social and environmental. The NPPF stipulates that sustainable development should be pursued in a positive way and at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11). The December 2024 NPPF changed the wording of paragraph 11d to effectively raise the threshold for refusing a development where the development plan is deemed out-of-date. Where previously the Framework required a "clear reason for refusing" development, it now requires a "strong reason". Paragraph 11d now also adds specific 'key policies' to consider when having regard to the policies in the NPPF taken as a whole.
- 1.15 In chapter 15, the NPPF seeks to conserve and enhance the natural environment including ecology, landscapes and biodiversity. At paragraph 193 (b), the NPPF states that development which seek to conserve and enhance biodiversity should be supported, and that opportunities to improve biodiversity in and around development should be integrated as part of their design.
- 1.16 In chapter 16, the NPPF seeks to conserve and enhance the historic environment including listed buildings, conservation areas, and archaeology. The chapter outlines that when considering the impact of a Proposed Development on the significance of a designated heritage asset, and the proposal will lead to less than substantial harm, this should be weighed against the public benefits of the proposal (paragraph 215). Where proposals are on a site which includes (or has the potential to include) heritage assets with archaeological

interest, an appropriate desk-based assessment or (where necessary) a field evaluation should be submitted (paragraph 207).

- 1.17 There was a further NPPF consultation undertaken December 2025. The Government have yet to publish a further formal NPPF update.

Local Planning Policy

- 1.18 The adopted Local Plan remains unchanged.
- 1.19 The Development Plan policies set out in **Table 1.1** of the Original ES remain relevant and are referenced throughout the ESA in each of the technical Chapters, as necessary.
- 1.20 In addition, there are a number of Supplementary Planning Documents and Guidance, which are relevant, these remain as those set out in the Original ES.

Emerging Local Plan

- 1.21 The emerging Local Plan has progressed with the Council submitting the emerging Local Plan for examination in February 2025 following updates to its Local Development Scheme, which reflected changes to the National Planning Policy Framework. The examination has since commenced, with hearing sessions held in November 2025 and further sessions continuing through 2026.
- 1.22 The Site remains a strategic housing allocation in the emerging Local Plan (2023-2040). Within the Original ES this was defined under Policy SS7. Following submission of the Plan for examination in February 2025, the policy was renumbered as Policy SS12: South Wokingham SDL, with some amendments including allocating land for approximately 2,975 dwellings. The policy requires the following (not exhaustive):
- Phased delivery of around 2,975* dwellings, including affordable homes in accordance with Policy H3 to be delivered by 31 March 2040;
 - Appropriate retail facilities;
 - Social and physical infrastructure (including the provision for two new primary schools on site;
 - Measures to maintain separation of the defined settlements of Wokingham, Crowthorne / Pinewood (Crowthorne), Finchampstead North and Bracknell;
 - New and improved off-site connections for pedestrians and cyclists, providing safe, suitable and convenient access to surrounding countryside, communities, facilities, services and employment opportunities, including those in Wokingham, Crowthorne and Bracknell;
 - Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);

- Continued improvements to transport capacity along the A321 and A329 including the provision of the Southern Distributor Road; and
- Measures to continue to improve accessibility by forms of active travel along the A321 and A329 corridors.

1.23 The Site is described as Land South of Waterloo Road and is noted as being allocated for at least 1,100 dwellings.

Central and Eastern Berkshire Minerals and Waste Plan (2022)

1.24 There is no change to the Minerals and Waste policies.

Bracknell Forest Local Development Plan

- 1.25 Within the Original ES, policies contained within the Bracknell Forest Local Plan were also reviewed. However, the red line boundary has now been amended to remove land from within Bracknell Forest local planning authority area. These policies are therefore no longer relevant and have not been updated in this ESA.
- 1.26 The relevant planning policy is also discussed in detail in the submitted Planning Statement and referenced in the relevant Technical Chapters.

Screening / Scoping

- 1.27 On the basis that the Proposed Development was deemed to be EIA, an informal EIA Scoping Request was submitted to WBC with a view to seeking an Informal Scoping Opinion in the first instance, with the anticipation that a formal response would be sought in due course. While no response was received from WBC, various technical matters were discussed under the PPA meetings.
- 1.28 The Scoping Report sets out the extent and methodologies to be used for each of the environmental topics to be undertaken during the EIA process. A further Scoping Opinion has not been sought as the ESA purely seeks to provide updated information in response to consultee comments provided throughout the consideration of the applications, as set out below.
- 1.29 The EIA focusses on assessing the 'main' or 'significant' environmental effects of the Proposed Development. In this case, the Original ES comprised of the following chapters, all of which have been reviewed in light of the scheme changes.
- Socio-Economics
 - Transport and Access
 - Air Quality
 - Hydrology and Flood Risk
 - Biodiversity
 - Landscape and Visual

- Archaeology and Heritage
- Noise
- Ground Conditions
- Cumulative Effects Assessment

1.30 In response to consultee comments, the ESA will also include a chapter relating to Climate Change.

Consultation and Engagement

- 1.31 Community involvement in the planning process is strongly advocated by Government through the NPPF. Various forms of consultation and engagement have been undertaken in respect of the application Site for a number of years, both through adopted and emerging Local Plans and within the consultation process within the live planning application for the Site.
- 1.32 Since the publication of the Original ES, there has been additional consultation and engagement undertaken with WBC, Statutory Bodies and the public, a summary of which is set out below in **Table 1.1**.

Table 1.1 *Summary of Consultation*

Consultee	Summary
Wokingham Without Parish Council	Object to the application on matters including unsustainable development and strain on existing infrastructure and utilities. Identify need for transport improvements, education provision etc.
Active Travel England	No objection, standing advice issued.
Berkshire Archaeology	No objection, subject to planning conditions being imposed to ensure a programme of archaeological work is agreed.
BOB ICB	No objection, subject to financial contributions
Environment Agency	No objection, standing advice issued.
Historic England	No objection, standing advice issued.
National Highways	No objection.
Natural England	LPA to undertake appropriate assessment
Sport England	Requests contribution for formal sports.
Thames Water	Requests further information on drainage and impact.
WBC Flood Risk and Drainage	Requests further information before determination, including Detailed Groundwater Assessment; Surface Water Drainage Design and Flow Control Mechanisms; and Mitigation of Surface Water Ponding.
Environmental Health	No objection, subject to conditions.
Thames Valley Police	No objection, subject to condition.

Consultee	Summary
Housing	No objection subject to conditions.
WBC Ecology – Nature Space	Requests further information regarding impact on newts and/or their habitat.
WBC Highways	Request for additional information including safeguarded link to Heathlands Link Road, swept path analysis, further modelling, visibility splay information.
Ecology	Requests additional information relating to consideration of veteran trees, clarification of habitat survey data, further detail required on enhancement measures, consideration of SANG provision,
Sustainability	Suggested conditions and measures required for future RM submissions.
Trees and Landscape	Requests clarity in relation to veteran trees, further detail required relating to green infrastructure, reconsideration of Suds strategy, interface with public rights of way, considerations of buffers to Pearces Farm,
Planning Policy	Further information requested in relation to direct link to SDL, affordable housing, design code, and housing mix.
Affordable Housing	No objections, subject to tenure / dwelling mix being agreed.
Built Heritage	No objection – but suggests development should be pulled back to the north west of the Listed building.
GI	Schemes considered policy compliant, suggests increasing size of Pearces Farm LEAP and adding LAPs across the site. Requests playing pitch financial contribution.
WBC Flood Risk and Drainage (revised comments)	Updated comments in response to submitted technical note. No objection subject to conditions, relating to surface water drainage strategy and groundwater management scheme.
WBC Education	Provides a review of pupil yields and existing capacity in relation to primary and secondary education. Identifies that new South Wokingham SDL extension be served by a new primary school.
Bracknell Forest – Highways	Objects due to potential impacts on the highway network and inappropriate mitigation measures being proposed.
Neighbour Comments Summary	Insufficient infrastructure to accommodate proposals. Infrastructure capacity – already oversubscribed Health and Educational services stretched Potential for coalescence.

Structure of the ESA

1.33 The ESA updates the overall findings of the EIA for the Proposed Development, and is structured as per the Original ES for ease of comparison and comprises the following:

- Volume 1 – Main ESA Report

- Volume 2 – ESA Technical Appendices; and
 - Volume 3 – ESA Non-Technical Summary
- 1.34 The ESA has been prepared by a specialist consultant team with relevant qualifications and expertise in each topic area. Specialist consultants were commissioned to undertake the technical assessments required for the EIA process and to write the corresponding ESA Technical Chapter. The overall co-ordination of the ESA has been undertaken by Boyer. A Competency Statement is provided in **Appendix 1.2 of the Technical Appendices (Volume 2) of the ESA**.
- 1.35 Boyer are competent experts in EIAs and have secured the Institute of Sustainability and Environmental Professionals (ISEP) (formerly the Institute of Environmental Management & Assessment (IEMA)) EIA Quality Mark and are corporate members of ISEP. In addition, Boyer are also learning partners of the Royal Town Planning Institute (RTPI).
- 1.36 The ESA reconfirms (and updates where required) the assessment conclusions of the Original ES as necessary in respect of the following:
- The assessed development since the Original ES in 2024;
 - The baseline environment; and
 - The identified Cumulative Sites for the purposes of cumulative assessment.
- 1.37 The structure of the ESA is summarised in **Table 1.2** and identifies which chapters have been updated.

Table 1.2 *Structure of ESA*

Chapter No.	Chapter Title	Summary of Scope	Consultant	Updated
1	Introduction	Overview of planning policy, the requirement for an ES, scope of the ES and structure of the ES	Boyer	Yes
2	Methodology	General methodology used in the preparation of the ES.	Boyer	Yes
3	Site Description and Proposed Development	A description of the Site and Proposed Development comprising information about the design and scale of development	Boyer	Yes
4	Alternatives and Design Evolution	A description of the alternatives (e.g. development design, technology, location, size and scale), design iterations and main reasons for the chosen option (including comparison with environmental effects)	Boyer	Yes
5	Construction and Phasing	Setting out construction methods, indicative construction programme and phasing.	Boyer	Yes
6	Socio-Economics	An assessment of the socio-economic impacts of the Proposed Development.	Boyer	Yes

Chapter No.	Chapter Title	Summary of Scope	Consultant	Updated
7	Transport and Access	An assessment of the likely significant effects on the surrounding transport network which may arise from the Proposed Development both during construction and following the completion.	Abley Letchford Partnership Ltd	Yes
8	Air Quality	Provides an assessment of potential effect of the Proposed Development on the environment and sensitive receptors with respect to local air quality.	Air Quality Consultants Ltd	Yes
9	Hydrology and Flood Risk	An assessment of the likely significant effects of the Proposed Development on hydrology and flood risk, both during construction and following the completion of the Proposed Development.	Abley Letchford Partnership Ltd	Yes
10	Biodiversity	The impact on ecological receptors, including statutory and non-statutory designated Site's and legally protected habitats and species, and those of conservation importance.	Ethos Environmental Practice	Yes
11	Landscape and Visual	An assessment which considers the landscape and visual effects and the key landscape and visual related aspects.	Environmental Dimension Partnership	Yes
12	Archaeology and Heritage	An assessment of archaeology and cultural heritage assets within the application site parameters are assessed and any relevant mitigation measures are provided.	Environmental Dimension Partnership	Yes
13	Noise	Provides an assessment of potential impacts in relation to the Proposed Development on noise.	Omnia Consulting	Yes
14	Ground Conditions	Provides an assessment of potential impacts in relation to the Proposed Development on ground conditions.	Omnia Consulting	Yes
15	Climate Change	Provides an assessment of potential impacts in relation to the Proposed Development on climate change.	Boyer	New chapter
16	Cumulative Effects Assessment	Consideration of cumulative effects between the application Site and other major developments in the study area (inter additive effects) i.e. noise	Input from team – collated by Boyer	Yes

Chapter No.	Chapter Title	Summary of Scope	Consultant	Updated
		and noise and; the combination of different effects i.e. noise and air quality either occurring within the project (intra effects) or due to different projects (inter effects).		
17	Summary of Mitigation Measures, Residual Effects & Monitoring	Provides a summary of the assessment of effects described in Chapters 6-15 during the construction, operation [and decommission /demolition phases, where applicable].	Boyer	Yes

2. METHODOLOGY

- 2.1 This Chapter outlines the general methodology used in the preparation of the ESA. All topic Chapters are structured to explain the specific methodology used within that individual subject.
- 2.2 The methodology remains the same as the Original ES.

Content of the ESA

- 2.3 As set out in the Original ES, there is no statutory requirement as to the structure of an ES, but it must include the information specified in Regulation 18(3) as well as complying with the requirements of Regulation 18(4) and 18(5) of the 2017 EIA Regulations (as amended).
- 2.4 The ESA therefore follows the same structure as the ES and follows the requirements within the 2017 EIA Regulations (as amended).

Criteria to Assess Significance of Environmental Effects

- 2.5 The 2017 EIA Regulations (as amended) do not classify significance. For some of the topics within the ESA, there are published guidelines on how to evaluate significance. This guidance will be outlined at the start of the subject chapter. However, in all other instances it is necessary to state how this will be defined for the Proposed Development.
- 2.6 Assessing the significance of effects relies upon the interaction between the magnitude of the change and the sensitivity or importance of the environmental receptor. Significance will vary depending on the sensitivity of the receptor being considered and therefore will need to be considered in each chapter on a topic-by-topic basis.
- 2.7 There is no change to the criteria to assess significance of Environmental Effects as set out in the Original ES.

Significance

- 2.8 There is no change to the significance criteria as set out in the Original ES.

Environmental Statement Structure

- 2.9 All of the Technical Chapters prepared for the ESA have been undertaken using appropriate methodology and good practice guidance. In order to ensure consistency throughout the ESA, all chapters are broadly structured as outlined in **Table 2.1**, as the Original ES.

Table 2.1 Summary of the Topic Chapter Structure of the ESA

Heading	Content
Introduction	An introduction to the topic area to include a brief note on the purpose of the environmental assessment.
Legislation, Planning Policy and Guidance	A summary of the key directives / policies that are applicable to this chapter at an international, national, regional and local level.

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

- 2.10 All of the chapters prepared for the ESA are based on technical assessments which have been undertaken by specialist consultants appointed by the developers. The technical assessments are included in **Volume 2** of the ESA (Technical Appendices).

Mitigation

- 2.11 There is no update from the Original ES.

Residual Effects

- 2.12 There is no update from the Original ES.

Monitoring

- 2.13 There is no update from the Original ES.

Cumulative Effects Assessment (CEA)

- 2.14 The Original ES provided information on cumulative effects which can be either cumulative (additive) effects or combined (synergistic) effects.
- 2.15 **Table 2.2** sets out the 'existing, approved and reasonably foreseeable' projects to be considered within the cumulative assessment. The sites have been updated from the Original ES to reflect the current situation.
- 2.16 The completion information has been found according to information available on WBC's website. Whilst the information may be slightly outdated (i.e. live data on completions is not available), it nevertheless is helpful in understanding that the sites are already under completion.

Table 2.2 Sites considered for Cumulative Effects

Site (and planning application No. if available)	Site Status	Proposed Development	No. of dwellings remaining from planning permission
Land at phase 2b, South Wokingham SDL (Ref: 191068)	Approved 19 July 2024	Hybrid planning application (part outline/ part detailed) comprising an outline application with all matters reserved except principal means of access to the highways for a mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.	876
Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325)	Approved 24 December 2024	Hybrid planning application (part outline/part full) comprising outline application with all matters reserved for up to 171 no. dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace (SANG).	171
Land at Phase 2a, South Wokingham SDL (Ref: 190914)	Approved 19 July 2024	Outline application with all matters reserved except for principal means of access to the highways, for up to 215 dwellings, public open space, play areas, associated infrastructure and landscaping.	215

Site (and planning application No. if available)	Site Status	Proposed Development	No. of dwellings remaining from planning permission
Land South of Waterloo Road (Ref: 211033) and BFBC. (Ref: 21/00372/OUT)	Under consideration	Outline application for the proposed demolition of equestrian buildings and up to 95no. dwellings (35% affordable housing), public open space, attenuation, ecological enhancement and associated works with details of vehicular access from Old Wokingham Road and pedestrian/cycle access from byway WOKW BW30 with all other matters reserved.	N/A
North Wokingham SDL - Toutley East Land adjacent to Toutley Depot (Ref: 223778)	Reserved Matters withdrawn on 18 November 2025. Outline planning permission granted December 2022 (Ref. 211777).	Outline application for up to 130 residential units and a 70 bed care home (all matters reserved except access to the site).	169
Land adjacent to Blagrove Road (Ref: 222306)	Outline application refused on 17 September 2024. Appeal allowed 29 May 2025	Outline application for the proposed erection of up to 350 dwellings with new access onto Barkham Road, community space (Use Class F2), landscaping and onsite SANG, following demolition of outbuildings and agricultural buildings. Access only to be considered, all other matters reserved.	350
Amen Corner (Ref: 180711)	Resolution to grant approval	Hybrid planning application for a residential-led mixed-use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services) / B1 (business) / B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 305 residential dwellings, public open space, spine road, estate roads, landscaping, public right of way diversion, drainage, levels and car parking.	N/A
Land to the West of St Annes Drive and South of London Road (Ref: 203544)	Refused January 2022. Approved at Appeal December 2022.	Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping, and open space.	54

2.17 The Original ES sites have been reviewed as part of the ESA, and are updated as follows:

- Land at Phase 2b, South Wokingham SDL (Ref: 191068) – construction has commenced. This site remains as a cumulative site.
- Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325) has now been approved. This site remains as a cumulative site.
- Outline planning application (Ref. 222306) for 350 dwellings at Land adjacent to Blagrove Lane, Wokingham, was refused on 17 September 2024, with a subsequent appeal being allowed in May 2025. This Site therefore remains as a cumulative site.
- The Reserved Matters application (Ref. 223778) pursuant to outline planning consent (Ref. 211777) for the erection of up to 130 residential units and a 70-bed care home at land adjacent to Toutley Depot, was withdrawn on 18 November 2025. However, due to the outline permission this site remains as a cumulative site.
- The development at North Wokingham SDL - Ashridge Farm (201515) has now been completed, and therefore has been removed from the cumulative sites assessment.

2.18 Having undertaken a further review, there are no new sites to be considered in the ESA in relation to cumulative effects assessment, based on the criteria above.

Limitations and Assumptions

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

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

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

2.21 This document comprises an ESA rather than a full Original ES which does provide a limitation. However, the ESA Chapters have been prepared to assess the significance of effects of the proposed amendments.

2.22 None of the limitations or difficulties identified during the course of the preparation of the ESA have prevented a full assessment of the likely significant environmental effects of the proposed development.

3. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

- 3.1 This Chapter describes the Site and its surrounding context, providing an update to the Original ES. It also sets out the Proposed Development and the changes and updates made since the Original ES.
- 3.2 A full description of the Proposed Development is provided in the Design and Access Statement (DAS) that accompanies the planning application.

The Application Site

- 3.3 The site boundary has marginally changed on the eastern boundary, with the site area being reduced by 0.02ha in size from that assessed in the Original ES.

The Surrounding Area

- 3.4 There has been no change to the overall surrounding location or statutory designations compared to the Original ES.

Designations and Constraints

- 3.5 There has been no change to site designations and constraints compared to the Original ES.

Local Plan – Draft Site Allocation

- 3.6 The Site is allocated for development within the WBC Emerging Local Plan Update as part of the South Wokingham SDL Extension. The allocation supports the delivery of new homes, community facilities, and supporting infrastructure in accordance with the Council's strategic growth objectives.
- 3.7 Emerging Policy SS12 – South Wokingham SDL within the Emerging Local Plan Update 2023-2040 Proposed Submission Plan requires the following:
- Phased delivery of around 2,975* dwellings, including affordable homes in accordance with Policy H3 to be delivered by 31 March 2040;
 - Appropriate retail facilities;
 - Social and physical infrastructure (including the provision for two new primary schools on site;
 - Measures to maintain separation of the defined settlements of Wokingham, Crowthorne / Pinewood (Crowthorne), Finchampstead North and Bracknell;
 - New and improved off-site connections for pedestrians and cyclists, providing safe, suitable and convenient access to surrounding countryside, communities, facilities, services and employment opportunities, including those in Wokingham, Crowthorne and Bracknell;

- Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards);
 - Continued improvements to transport capacity along the A321 and A329 including the provision of the Southern Distributor Road; and
 - Measures to continue to improve accessibility by forms of active travel along the A321 and A329 corridors.
- 3.8 The Site is described as Land South of Waterloo Road and is noted as being allocated for at least 1,100 dwellings.
- 3.9 The Proposed Development has been directly by the policy requirements set out within this policy.

The Proposed Development

- 3.10 The Description of Development has been updated to allow for a one form entry Primary School (if required) as set out in Chapter 1 of this ESA.
- 3.11 Following the receipt of consultee responses during the course of the application, a number of amendments to the application are being proposed, namely:

Application A – Priors Farm

- Removal of two areas from the red line boundary along Old Wokingham Road, totalling 0.02ha (2,000sqm), to exclude land within the administrative area of Bracknell Forest Council. One area is either side of G53 (the copse on Old Wokingham Road), and the other is a sliver of land next to the proposed allotments and hedgerow.
- Relocation of the proposed roundabout to the south, with corresponding adjustments to the alignment of the primary route and street network.
- Development edge designed to allow retention of the TPO copse (G53) and provide a 15-metre buffer along Old Wokingham Road and the new roundabout.
- Adjustment of the development edge to accommodate an active travel path, with the Veteran status of T73 under assessment.
- Widening of the central park at the northeast and northwest corners to soften the transition to the Byway.
- Increase of the buffer to the Byway and introduction of a swale from Byway 30 to the Emm Brook tributary, with a 3m active travel route abutting the highway, based on hydrological modelling.
- Introduction of an active travel path in public open space and continuation of the swale from the byway.

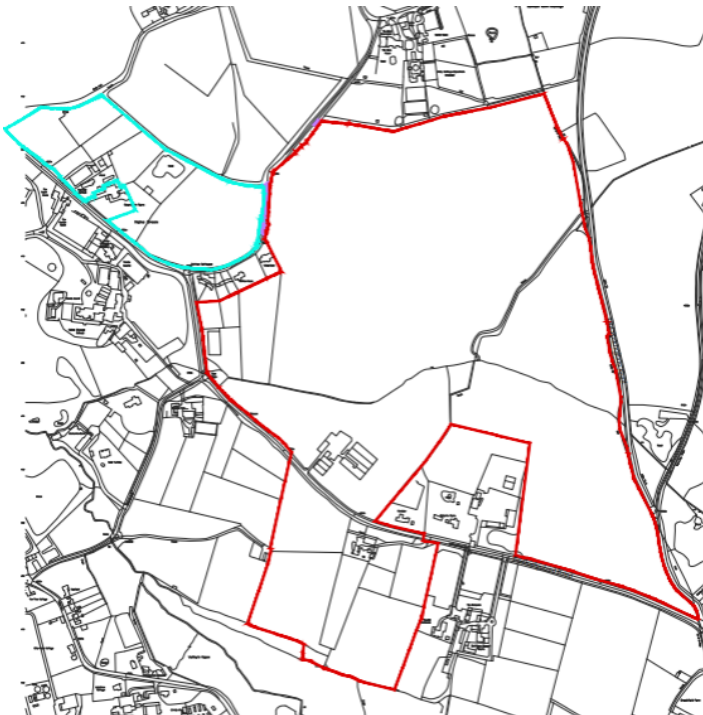
- Adjustment of the development edge to allow the SANG to flare out towards Easthampstead Road and to widen the SANG/SANG Link.
- Amendment of the street pattern to accommodate blue infrastructure and tree planting running north-south in both the eastern and western quarters of the development.
- Ongoing assessment of the Veteran status of T102 within Byway 30, which may result in further adjustment to the development edge.
- Inclusion of a Primary School with a potential location proposed on the Land Use Parameter Plan (Ref. SK02.7.2G).
- Updates to the internal arrangements and details of the SANG provision.

Application B – Pearces Farm

- Minor amendments to development blocks;
- Amendments to Access junction arrangements;
- Change in alignment of spur road and streets;
- Minor amendment to green infrastructure areas;
- Minor amendments to suds basins.

3.12 The updated application areas are shown on **Figure 3.1** below:

Figure 3.1 Application Area Plan



3.13 The ESA has been undertaken based upon Development Parameters comprising Parameter Plans and Written Text.

Parameter Plans

3.14 The updated Parameter Plans contained in **Figures 3.2-3.4** below and **Appendix 3.1-3.3** of **Volume 2 of the ESA** and comprise the following:

- Land Use Parameter Plan (SK02.7D)
- Access and Movement Parameter Plan (SK02.5.1B)
- Building Heights Parameter Plan (SK02.6D)

Figure 3.2 Land Use Parameter Plan

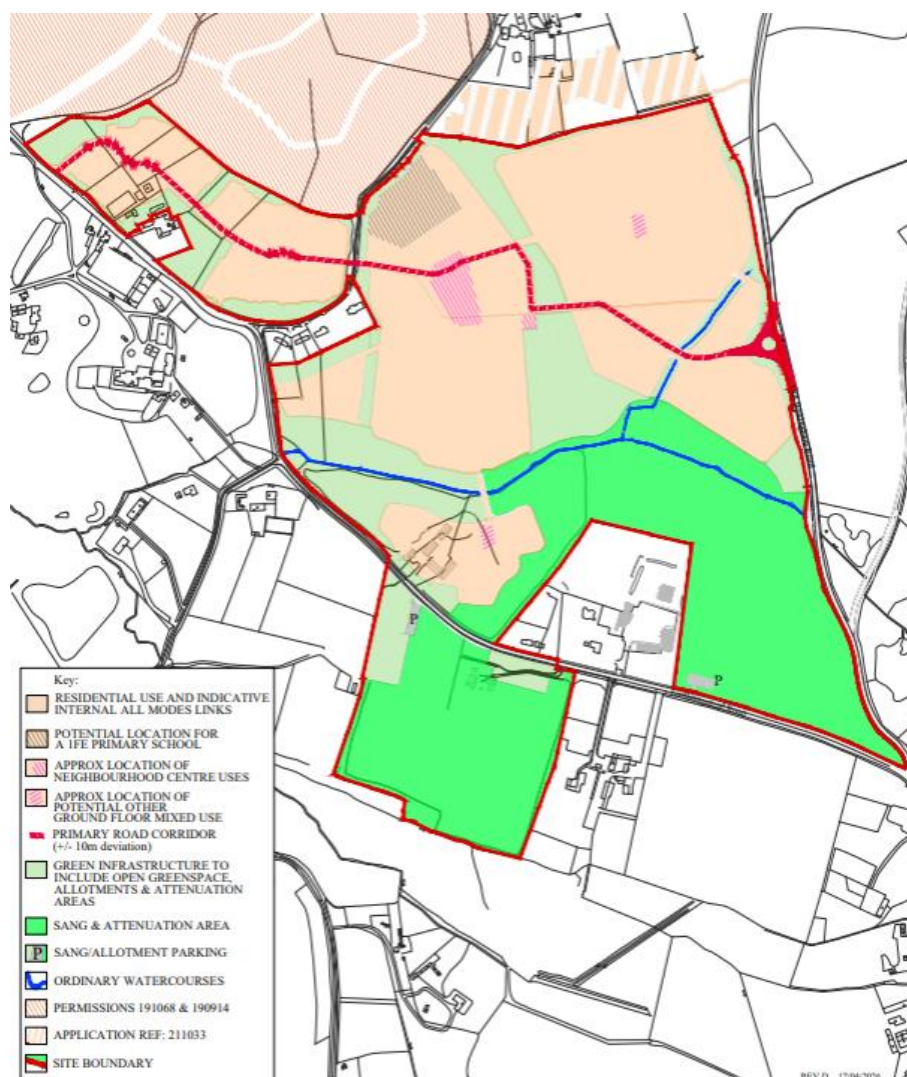


Figure 3.3 Access and Movement Parameter Plan

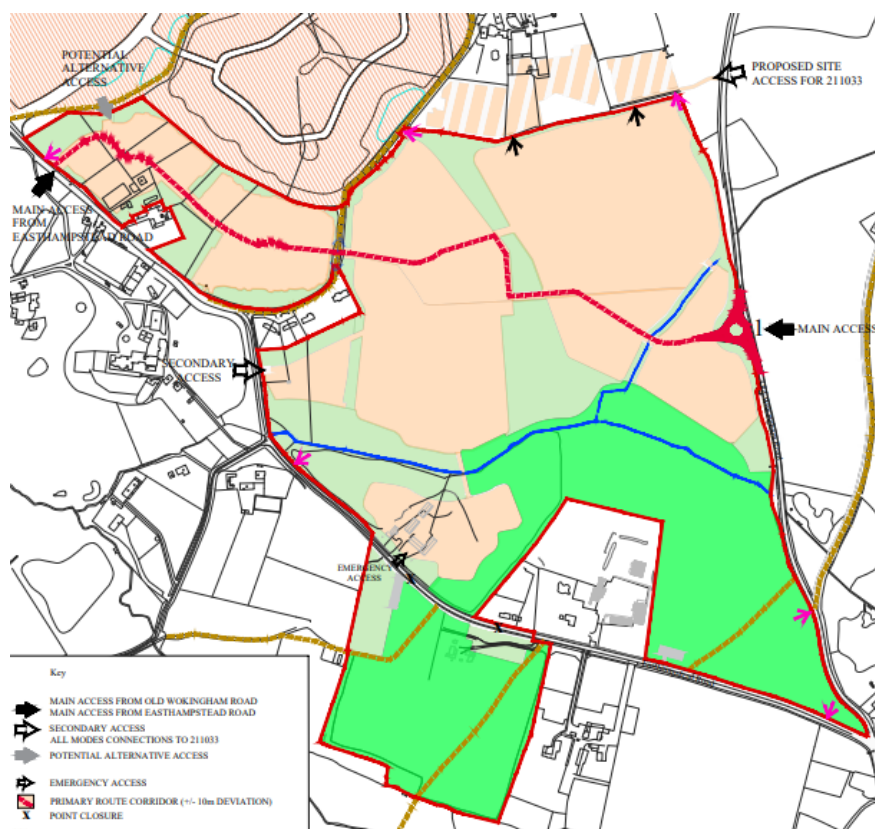
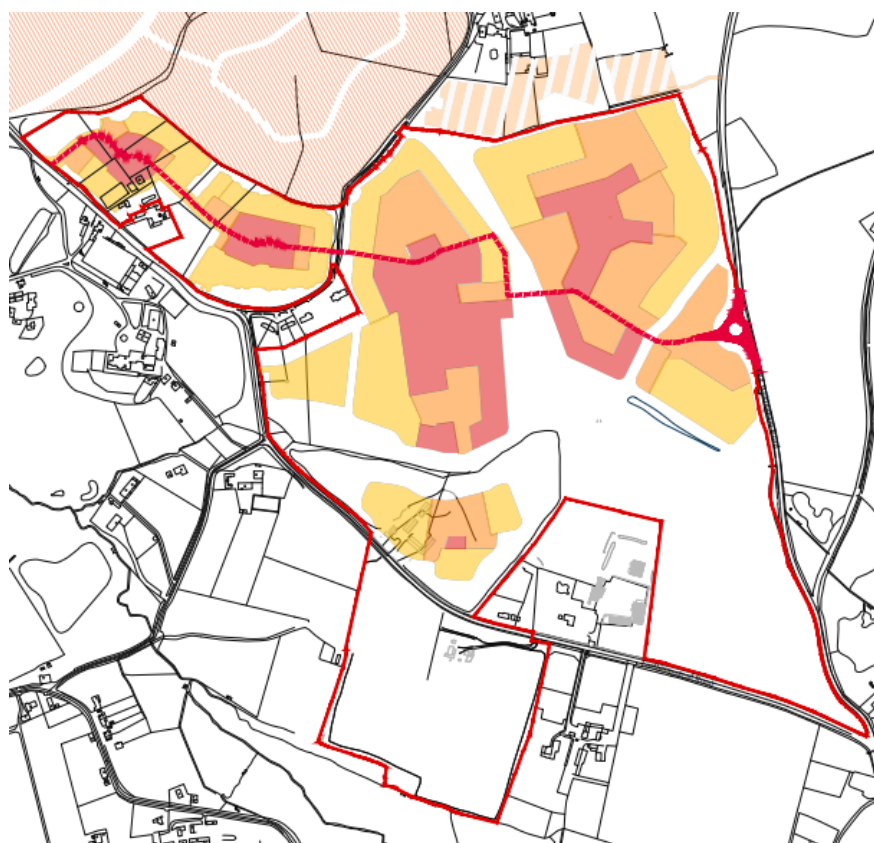


Figure 3.4 Building Heights Parameter Plan



- 3.15 These Parameter Plans should be considered as superseding the original Parameter Plans. For the avoidance of doubt, the superseded Parameter Plans are as follows:
- Land Use Parameter Plan (SK02.7C);
 - Access and Movement Parameter Plan (SK02.5.1); and
 - Building Heights Parameter Plan (SK02.6C)
- 3.16 However, unless indicated otherwise in this ESA, the assessment as set out within the Original ES still stands. Where the changes to the Parameter Plans require an update to the assessment, that assessment is set out in the Topic Chapters contained in this ESA.
- 3.17 The amended Written Parameters are provided below and have remained the same as in the Original ES. Parameter Plan references have been updated throughout the Written Parameter Plans.
- 3.18 The built development shall generally accord with the areas shown on the Land Use Parameter Plan and shall include:
- Residential development of up to 1,030 homes;
 - Neighbourhood Centre extending up to 0.4ha;
 - Areas for public Open Space.
- 3.19 The proposed residential area, as defined and shown on the Land Use Parameter Plan shall include:
- Market and affordable Housing;
 - Amenity Green Space; and
 - Associated infrastructure.
- 3.20 The residential development shall be restricted to the building heights shown on the Building Heights Parameter Plan.
- 3.21 The Areas for Public Open Space shall be restricted to the areas defined and shown on the Land Use Parameter Plan and are proposed to include:
- Amenity green space;
 - Accessible natural green space;
 - Green corridors and buffers;
 - Equipped Play Areas;
 - Allotments
 - Suitable Alternative Green Space (SANG);
 - Attenuation areas (wet and dry).

3.22 Access and movement shall accord with the Access and Movement Parameter Plan and shall include:

- New points of vehicular access taken from Old Wokingham Road and Easthampstead Road, and allowing for a future connection to the South Wokingham Distributor Road;
- Vehicular crossing of Byway 30 to allow for access for the two residential parcels;
- Pedestrian cycle crossings;
- Active Travel Connections.

EIA and the Planning Application

3.23 Details of the components of the Proposed Development are set out in full in the addendum packs submitted for each application.

3.24 Each technical Chapter within the ESA assesses the Development Parameters including the Parameter Plans (**ESA Appendix 3.1-3.3**) and Written Text and specifically, the potential development within the parameters that would lead to the “worst case” effects for that discipline. This will ensure that any future detailed proposals coming forward within the parameters of a future outline permission would not lead to greater (more adverse) effects on the environment than have been assessed at the outline stage.

3.25 Various technical assessment work informing the ESA has been undertaken on the basis of up to 1,030 homes being delivered on-site.

Land Use Components

3.26 The Site is a greenfield site, and the Proposed Development includes demolition works ((in particular on Hambridge Farm in the Priors Farm development). Given the likely phasing (set out in **Chapter 5** of this ESA) and the extent of the application Site, it is not anticipated that any further land take will be required for construction purposes.

3.27 **Table 3.1** below summarises the amended land use components of the scheme – these may not always be exclusive of one another (see Development Parameters).

Table 3.1 Land Use Components

Land Use	Use Class and Quantum (Original ES Assessment)	Use Class and Quantum (ESA Assessment)
Housing	Up to 1,030 dwellings (Use Class C3) (29.08ha)	Up to 1,030 dwellings (Use Class C3) (29.08ha)
Neighbourhood Centre	Up to 0.4ha (Use Class E/F)	Up to 0.4ha (Use Class E/F)
Education	-	Land for 1FE primary school (1ha)
Green Infrastructure	Open Space including attenuation basins, amenity green space, equipped play areas, allotments (12.61ha)	Open Space including attenuation basins, amenity green space, equipped play areas, allotments (13.06ha)

Land Use	Use Class and Quantum (Original ES Assessment)	Use Class and Quantum (ESA Assessment)
SANG	21.20ha	21.17ha
Means of Access	The site will be served by 3x access points demarcated on the Access and Movement Parameter Plans, with an additional safeguarded access provided to the neighbouring site	The site will be served by 3x access points demarcated on the Access and Movement Parameter Plans, with an additional safeguarded access provided to the neighbouring site
Other Infrastructure	Vehicular crossing of Byway 30 to allow for access for the two residential parcels.	Vehicular crossing of Byway 30 to allow for access for the two residential parcels.

Illustrative Masterplan Overview

- 3.28 The Original ES provided an EIA project Illustrative Masterplan which illustrated how the Site could be developed in line with the Development Parameters, and demonstrating the scope to deliver development on the Site in line with Emerging Policy SS12 of the Emerging Local Plan Update 2023-2040 Proposed Submission Plan.
- 3.29 For the purposes of the ESA, the EIA project Illustrative Masterplan has not been updated. Instead, Illustrative Masterplans for the separate application areas have been reviewed. These are attached as **Appendix 3.4 (Pearces Farm) of Volume 2 of ESA** and **Appendix 3.5 (Priors Farm) of Volume 2 of ESA**.

Character Areas

- 3.30 There is no update from the Original ES. The Design and Access Statements for each application provides a complete description of character areas.

Building Heights

- 3.31 The Building Heights Parameter Plan illustrates the maximum permitted building heights. The Design and Access Statements for each application provides a complete description of building heights.

Dwelling Mix and Density

- 3.32 The development offers a variety of densities of residential development, with a mix of 1-, 2-, 3-, 4-and 5-bedroom homes and apartments. There has been no change to the dwelling mix since the Original ES.
- 3.33 The application proposes 35% affordable housing in line with current policy requirements. The tenure split of the affordable housing will be agreed during the course of the application.

Green Infrastructure and Landscaping

- 3.34 No update to the Original ES.

Key Movement Corridors

- 3.35 The key movement corridors have not changed since the Original ES. For clarity, the main vehicular movement corridors through the Site consist of the following:
- i. A primary spine road running through the Site, connecting eastern and western access points, with secondary routes serving the residential parcels;
 - ii. A crossing of Byway 30 between the two main residential areas;
 - iii. Safeguarded land to the north-west providing for a future access route and potential eastern link to the wider Strategic Development Location (SDL).
- 3.36 In addition to the pedestrian and bicycle routes provided on these vehicle corridors, the masterplan provides dedicated pedestrian/cycle routes along the spine road and secondary streets, as well as a wider network of footpaths and cycle links connecting across the development, into surrounding areas, and linking to existing public rights of way (PRoWs), supporting active travel and a walkable neighbourhood.

Lighting

- 3.37 No update from Original ES.

Waste

- 3.38 No update from the Original ES.

Flood Risk, Drainage and Water Resources

- 3.39 No update from the Original ES.

Utilities and Services

- 3.40 No update from the Original ES.

4. ALTERNATIVES AND DESIGN EVOLUTION

Introduction

- 4.1 This section of the Original ES outlined the main alternatives considered and the main reasons for selecting a preferred option, taking into account the environmental effects of the Proposed Development. The alternatives considered within the Original ES remain valid and commentary on them is therefore not repeated further within this ESA.
- 4.2 In this instance, the potential alternative scenarios comprise: firstly, “do nothing”; secondly, consideration of alternative development locations (considering what is reasonable for the proposed project and its specific characteristics); and, thirdly, consideration of an alternative configuration of development within the Site (in terms of inter alia design, access, size and scale).
- 4.3 In considering the development, it was considered that the proposal is the most reasonable form of development. The ESA now includes the Original ES configuration of development as a further alternative under the third criterion: Design Configurations for the Proposed Development within the Application Site, as set out below.

Design Configurations for the Proposed Development within the Application Site

- 4.4 The Proposed Development as submitted in August 2024 has been further informed through consultee responses, as set out in the preceding Chapter. The most notable changes from the Proposed Development as set out in the Original ES include:

Application A – Priors Farm

- Removal of two areas from the red line boundary along Old Wokingham Road, totalling 0.02ha (2,000sqm), to exclude land within the administrative area of Bracknell Forest Council. One area is either side of G53 (the copse on Old Wokingham Road), and the other is a sliver of land next to the proposed allotments and hedgerow.
- Relocation of the proposed roundabout to the south, with corresponding adjustments to the alignment of the primary route and street network.
- Development edge designed to allow retention of the TPO copse (G53) and provide a 15-metre buffer along Old Wokingham Road and the new roundabout.
- Adjustment of the development edge to accommodate an active travel path, with the Veteran status of T73 under assessment.
- Widening of the central park at the northeast and northwest corners to soften the transition to the Byway.
- Increase of the buffer to the Byway and introduction of a swale from Byway 30 to the Emm Brook tributary, with a 3m active travel route abutting the highway, based on hydrological modelling.

- Introduction of an active travel path in public open space and continuation of the swale from the byway.
- Adjustment of the development edge to allow the SANG to flare out towards Easthampstead Road and to widen the SANG/SANG Link.
- Amendment of the street pattern to accommodate blue infrastructure and tree planting running north-south in both the eastern and western quarters of the development.
- Ongoing assessment of the Veteran status of T102 within Byway 30, which may result in further adjustment to the development edge.
- Inclusion of a Primary School with a potential location proposed on the Land Use Parameter Plan (Ref. SK02.7.2G).
- Updates to the internal arrangements and details of the SANG provision.

Application B – Pearces Farm

- Minor amendments to development blocks;
 - Amendments to Access junction arrangements;
 - Change in alignment of spur road and streets;
 - Minor amendment to green infrastructure areas;
 - Minor amendments to suds basins.
- 4.5 Upon the advice of technical consultants, the above steps (as reflected in the submitted Parameter Plans) to mitigate against the noted consultee concerns were determined as the most suitable option to reduce impacts of the development in environmental terms.

Summary

- 4.6 Accordingly, these alternatives have been assessed and the Proposed Development is considered to be the most reasonable form of development, in light of consultation responses, planning policy context and technical evidence available and is not considered to result in any significant environmental effects to reasonable alternatives, as the development has been designed to minimise and mitigate potential impacts.
- 4.7 The above have led to the Parameter Plans as set out in **Appendix 3.1-3.3 of the ESA Technical Appendices (Volume 2)**.

5. CONSTRUCTION PROGRAMME AND METHODS

Introduction

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

Indicative Construction Programme

- 5.2 The indicative construction programme, which has formed the assessment of the ESA assumes that development would commence in late 2027, over a period of 10 years and completed in 2037.
- 5.3 The construction programme assumes around 100 homes are completed each year.
- 5.4 The Planning Application is supported by an indicative Phasing Plan contained in **Technical Appendix 5.1** of Volume 2 of the Original ES, which proposes the phasing of the Site's delivery. This has been prepared in discussions with the technical consultants and remains as the Original ES.
- 5.5 A future full CEMP will also include appropriate construction hours (to be agreed with WBC) and the implementation of Site hoarding, where necessary and justified, to mitigate noise and visual impacts from the construction.

Construction Trip Generation

- 5.6 No update from Original ES.

Sustainable Modes of Construction and Nature and Quantity of Materials

- 5.7 No update from Original ES.

Materials

- 5.8 No update from Original ES.

6. SOCIO-ECONOMICS

Introduction

- 6.1 This Chapter has been prepared by Boyer who are competent experts in EIAs and have been awarded the Institute of Sustainability and Environmental Professionals ('ISEP') (formerly known as the Institute of Environmental Management & Assessment (IEMA)) Quality Mark for EIA as well as being corporate members of the ISEP. In addition, Boyer are also learning partners of the Royal Town Planning Institute (RTPI).
- 6.2 The Chapter of the ESA presents the findings of the assessment of potential impacts on the socio-economic effects from the development proposal – namely the impact of the development on: population; housing need; education provision; healthcare provision; emergency services; open space requirements; community facilities and the local economy and provides an update to the chapter contained in the original ES. In addition to considering the proposed changes, this Chapter has been updated to reflect up-to-date data, given the length of time since the Original ES was prepared. The updated Chapter is to be read alongside the Original ES socio-economic Chapter.
- 6.3 The proposed assessment methodology remains unchanged from the Original ES, the policy/legislative context in relation to socio-economic issues has been updated to reflect the prevailing socio-economic conditions for the Site and its locality. The potential effects of the Proposed Development on those baseline conditions are then examined and presented qualitatively and, wherever possible, quantitatively; and necessary mitigation measures to prevent, reduce or off-set those effects are then outlined. The resulting residual effects (factoring in mitigation measures where required) are also assessed.

Legislation and Planning Policy Framework

- 6.4 This section outlines the legislative context and planning policy relevant to socio-economic effects. It sets out the relevant national and local planning policy contained from the National Planning Policy Framework (December 2024) and the Wokingham Borough Development Plan, comprising the Core Strategy (January 2010) and Management Development Delivery Local Plan (February 2014). There have been amendments to both relevant national and local policy since the submission of the original Outline Planning Application in August 2024.

National Planning Policy Framework (December 2024)

- 6.5 Following the NPPF Consultation in July 2024, as discussed in the original application, a revised iteration of the NPPF was published in December 2024, with further minor amends in February 2025. The relevant paragraphs are listed below.
- 6.6 Paragraph 7 relates to achieving sustainable development and emphasises the purpose of the planning system is to contribute towards the achievement of sustainable development.
- 6.7 Paragraph 8 sets out the three overarching objectives of sustainable development (economic, social and environmental), and confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

- 6.8 Paragraph 61 of the NPPF under the subheading ‘delivering a sufficient supply of homes’ states that:

‘to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.

- 6.9 NPPF Paragraph 63 requires the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies.
- 6.10 Access to high quality open spaces and opportunities for sport and physical activity can make an important contribution to the health and well-being of communities is required by Paragraph 103.

Planning Practice Guidance (PPG)

- 6.11 There has been no update to the relevant PPG since the submission of the Original ES in August 2024. Relevant PPG is outlined in the Original ES.

Emerging Wokingham Borough Local Plan Update (2023-2040)

- 6.12 Since the original application, the Wokingham Borough Local Plan Update 2023-2040: Proposed Submission Plan was submitted for Examination on 28 February 2025. Part 1 Examination hearings were held in November 2025, whilst Part 2 hearings commenced in March 2026.
- 6.13 There have been no further amendments since the submission of the Original ES in relation to local planning policy.

Assessment Methodology

- 6.14 There is currently no Government guidance on the preferred method of assessing socio-economic effects associated with major development. Given this, the assessment takes into account wider guidelines where they exist together with professional judgement.
- 6.15 Baseline socio-economic conditions have been established through the interpretation of nationally recognised research and survey information such as the Office for National Statistics (ONS).
- 6.16 The potential socio-economic impacts have then been assessed against the prevailing baseline conditions using known details of the Proposed Development.
- 6.17 Specific data on local facilities such as health, education etc. has been obtained from a combination of the Local Planning Authority’s (LPA) documents and websites and other relevant sources such as Department for Education and NHS Online.
- 6.18 Other specific documents which have been utilised to provide an overview of facilities within the area are referenced throughout this Chapter. A full list of references can be found at the end of this Chapter.

Consultation

- 6.19 In terms of consultation, WBC and other key stakeholders and members of public have been consulted throughout the evolution of the development proposals, including post-submission. In addition, the scope of the socio-economic assessment was set out in the Informal EIA Scoping Request. The scope of the ES remains unchanged but is updated as part of this ESA.

Study Area

- 6.20 The Proposed Development will inevitably increase the resident population of Wokingham and the administrative area of Wokingham Borough in which it is located, and accordingly the study area is Wokingham Borough. The study also considers Wokingham within its regional and national context including data for the South of England, England or the UK where relevant. The location of the application Site and study area remains unchanged as part of this ESA.
- 6.21 Effects on social and community infrastructure are assessed by various geographical effect areas, according to the most up-to-date socio-economic data or policy available. **Table 6.1** summarises these different socio-economic effects and the geographic scales at which they have been assessed.

Table 6.1 Socio-Economic Effects and Geographic Scale

Effect	Geographical Area of Effect	Rationale / Evidence base for effect area
Employment generation during construction phase	Borough level	Census 2021, Construction Statistics Annual 2022, HBF Housing Calculator and Additionality guide (2014)
Housing	Borough level	Local Plan, Census 2021, Land Registry, CLG Live Table 100 (Dwellings by tenure)
Affordable Housing	Borough level	Local Plan, Census 2021, Land Registry, CLG Live Table 100 (Dwellings by tenure)
Early years education	Primary school planning area and facilities within 2 miles	Wokingham Families Directory Wokingham Borough Council Childcare Sufficiency Assessment Report 2018 ONS population projections, ONS Live Births
Primary education provision	Primary school planning area and facilities within 2 and 3 miles	Department for Education statistics including from Get Information about Schools, and from the annual School Census Wokingham Primary School Places Strategy 2018 – 2028, Wokingham Borough School Places Strategy 2024/25 to

Effect	Geographical Area of Effect	Rationale / Evidence base for effect area
		2029/30, Wokingham Borough Council School Organisation Plan 2025 to 2030
Secondary education provision	Secondary School Planning Area and facilities within 3 miles	Department for Education statistics including from Get Information about Schools, and from the annual School Census Wokingham School Places Strategy 2017 – 2020, Wokingham Borough School Places Strategy 2024/25 to 2029/30, Wokingham Borough Council School Organisation Plan 2025 to 2030
Further Education Provision	Secondary school planning area	Department for Education statistics including from Get Information about Schools, and from the annual School Census
Health Provision	Within 3 miles	NHS statistics, The Health Urban Development Unit (HUDU)
Emergency Services	County, Regional	Service provided at Regional level
Open Space	On Site, Borough level	New provision to be provided on site
Children's play space	On Site	New provision to be provided on site

Assessment of Process and Criteria

- 6.22 In terms of the assessment process and criteria, the approach is consistent with that outlined in **Chapter 2** of the Original ES as updated in Chapter 2 of the ESA.

Sources of Information

- 6.23 Information relating to local socio-economic patterns and trends has been collated from a variety of sources. Demographic information has been obtained from the Office of National Statistics (ONS) 2021 Census Data for England, Department for Communities and Local Government (DCLG) updates, as well as the Local Planning Authority's (LPA) own statistics.
- 6.24 Specific data on local facilities including community, education, sports and recreational facilities has been obtained from a combination of the LPA's documents and other published sources which are referenced throughout this Chapter.
- 6.25 Other specific documents which have been utilised to provide an overview of facilities within the area are referenced throughout this Chapter. In the preparation of this ESA, updated sources of information have been used, where appropriate and are referenced throughout this Chapter.

Significance Criteria

- 6.26 The significance of the potential socio-economic effects associated with the Proposed Development has been assessed using professional judgement. This process aims to be objective and to quantify effects. However, given the nature of the assessment, some of the effects of the Proposed Development can only be evaluated on a qualitative basis.
- 6.27 The significance of the effect has been determined by:
1. First considering the characteristics of the effect i.e.:
 - Type of effect (direct, indirect, reversible or irreversible)
 - Extent and magnitude
 - Duration
 - Whether in isolation, cumulative or interactive
 - Performance against environmental quality standards
 - Compliance with environmental policies
 2. Identifying and then considering the sensitivity of each receptor within the relevant Technical Area.
- 6.28 The effect of the Proposed Development is then classified using the definitions outlined in **Chapter 2** of the Original ES and updated in Chapter 2 of the ESA.

Receptors

- 6.29 The following topics are identified as sensitive receptors and are considered in the remainder of this chapter:
- Population
 - Economy (jobs, council tax, CIL, S106)
 - Housing
 - Education (early years, primary, secondary, further education)
 - Healthcare (GP's, dentists, pharmacies, Hospitals and Emergency Services)
 - Recreation (open space, sports facilities) and
 - Community Facilities (retail, community centres, libraries).
- 6.30 These remain unchanged from the Original ES.
- 6.31 The sensitivity of the identified receptors is considered further throughout the baseline section of this Chapter.

Baseline Conditions

- 6.32 This section summarises the existing socio-economic conditions of the Site and its surroundings. It provides the baseline against which the socio-economic effects of the Proposed Development have been assessed.

Population

- 6.33 The current population of Wokingham is estimated to be approximately 187,200.¹
- 6.34 Since the Original ES, there have been updates to **Table 6.2** of the Original ES to reflect the latest available data. **Table 6.2** of this ESA below sets out the ONS based projected populations of Wokingham as well as the South East between 2018 and 2040. This coincides with the Local Plan Review period which covers up to 2040.

Table 6.2 Wokingham and South East Projected Population Components 2018-2040²

	2018 (Actual)	2025 (Actual)	2030 (Projected)	2035 (Projected)	2040 (Projected)	% increase 2018 - 2040
Wokingham	167,979	190,995	200,395	207,892	214,772	27.86%
South East	9,133,625	9,659,788	9,892,030	10,122,431	10,337,721	13.18%

- 6.35 Accordingly, there is a projected population growth of approximately 27.86% in Wokingham's case and 13.18% for the South East by 2040, indicating that projected growth for Wokingham Borough is higher than that projected for the South East region. Since the Original ES, the projected population growth for each Wokingham and the South East has considerably increased.
- 6.36 It is noted that these population projections are based on demographic trends and do not account for any planned developments.
- 6.37 There have been no further changes to this section since the Original ES.

Economy

- 6.38 Since the Original ES, updates have been applied to **Table 6.3** of the Original ES to reflect the latest available data. According to ONS, there are approximately 101,000 jobs in Wokingham, which represents an average jobs density (jobs to working age residents) of 0.89. This differs to the findings in the Original ES, whereby there were 102,000 jobs in Wokingham, representing an average jobs density of 0.92. The density is slightly higher than the regional average, which in the South East is broadly aligned with that in England. Wokingham's jobs density is higher than the national average, indicating signs of a healthy economy. From the Original ES, job density in each of Wokingham, the South East, and England has decreased.

¹ ONS Census 2021 (refreshed populations)

² ONS 2018-based Subnational Population Projections

Table 6.3 Jobs Density in Wokingham and wider area (ONS 2023, available through NOMIS)

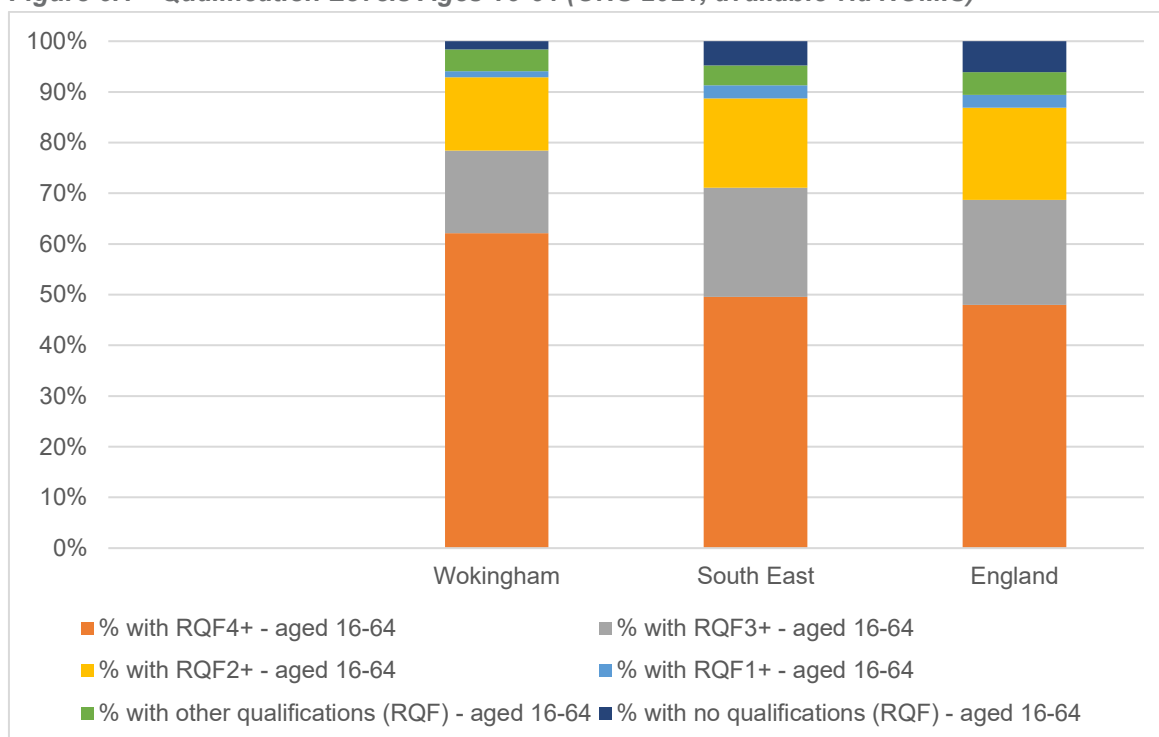
	Wokingham	South East	England
Jobs Density	0.87	0.85	0.86

6.39 Since the Original ES, there have been updates to **Table 6.4** of the Original ES to reflect the latest available data. The proportion of working age people is slightly less in Wokingham than national average. However, the economic activity rates are marginally higher than national average and unemployment is considerably lower than national average, as set out in **Table 6.4** of this ESA below. Since the Original ES, the working age population has increased in each of Wokingham, the South East, and England. In addition, both the percentage of working age population who are economically active, and the percentage of economically active population who are unemployed in Wokingham has increased.

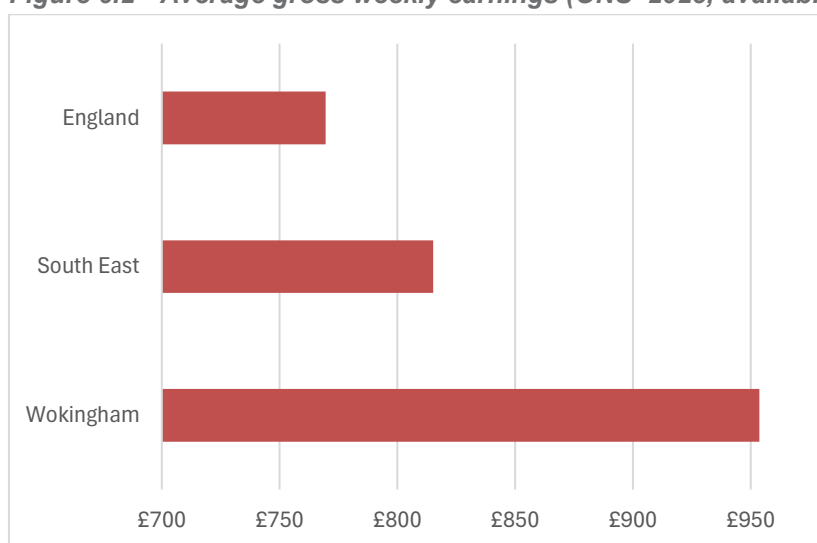
Table 6.4 Economic Activity Summary Table (ONS 2023, available via NOMIS)

	Wokingham	South East	England
Working Age Population (16-64) (2022)	115,333	5,947,376	36,870,761
% of working age population who are economically active (2022-2023)	84.0	81.9	79.5
% of economically active population who are unemployed (2022-2023)	4.9	3.7	4.6

6.40 Since the Original ES, there have been updates to **Figure 6.3** of the Original ES to reflect the latest available data. Wokingham's residents are well qualified, as shown in **Figure 6.1** of this ESA below. 62.1% of residents have degree level qualifications or above compared to 49.5% in the South East and 48.0% in England. These figures have increased at a local, regional, and national level since the submission of the Original ES.

Figure 6.1 Qualification Levels Ages 16-64 (ONS 2021, available via NOMIS)

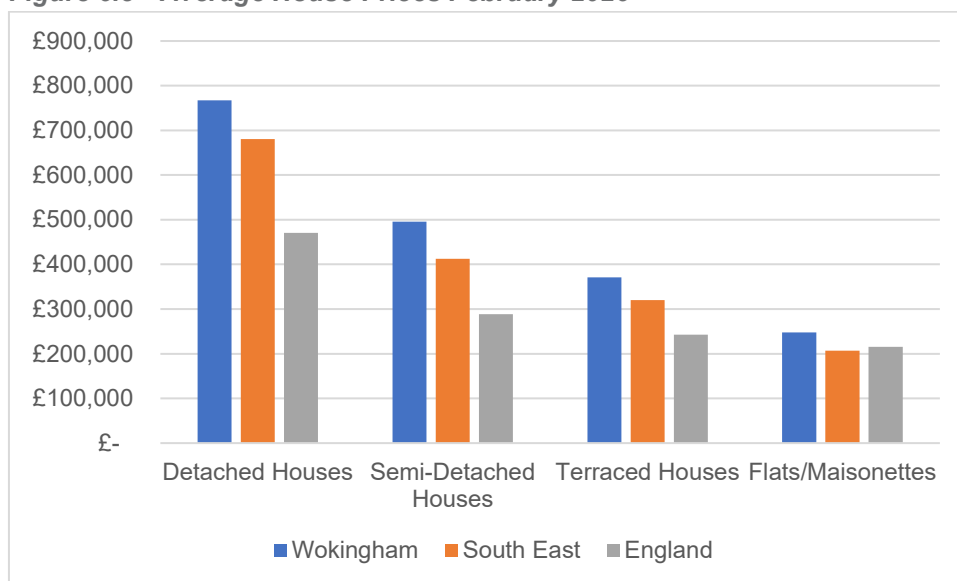
6.41 Since the Original ES, there have been updates to **Figure 6.5** of the Original ES to reflect the latest available data. **Figure 6.2** of this ESA demonstrates that average weekly earnings for full time workers in Wokingham is £953.7 per week, which is above the regional average of £815.2 and national average of £769.5. These figures have all increased since the Original ES.

Figure 6.2 Average gross weekly earnings (ONS 2025, available via Nomis)

Housing

- 6.42 Since the Original ES, there have only been changes to this section to provide updates to **Figure 6.9** of the Original ES, which discussed average house prices in Wokingham in 2024.
- 6.43 **Figure 6.3** of this ESA outlines that the average house price in Wokingham cost £494,406 in February 2026. The average house prices for all house types in Wokingham are higher than both the regional and national average. Figure 6.3 of this ESA Chapter reflects that average house prices have remained broadly the same in Wokingham.

Figure 6.3 Average House Prices February 2026³



Education⁴ (early years, primary, secondary, further education)

Early Years Provision

- 6.44 There have been no changes to this section since the Original ES.

Primary Education Provision

- 6.45 There have been only minor changes to this section since the Original ES, to update on the updated capacity and number of students enrolled figures. These changes are outlined in **Table 6.5** of this ESA below.
- 6.46 Further information has also been provided since the Original ES, following review of the Wokingham Borough Council School Organisation Plan 2025 to 2030, which identifies that in 2025, there were approximately 16,500 primary school places in Wokingham Borough. The Strategy identifies a capacity of 1486 from 2027/28 primary school places in the South East

³

⁴ HM Land Registry, UK House Price Index January 2026. All distances given to education premises are 'as the crow flies'

part of Wokingham, and it is generally predicted that schools in the South East of Wokingham will have capacity up to 2032.

Table 6.5 Existing Primary School Provision within 2 miles (age range up to 8 years) and 3 miles (age range above 8 years)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
1	Floreat Montague Park Primary School, William Heelas Way, Wokingham	3-11	480	465	+15 (97%)
2	Saint Sebastian CE Primary School and Nursery, Nine Mile Ride, Wokingham	3-11	194	94	+100 (48%)
3	St Teresa's Catholic Academy, Easthampstead Road, Wokingham	3-11	354	336	+18 (95%)
4	Wescott Infant School, Goodchild Road, Wokingham	5-7	168	122	+46 (73%)
5	Westende Junior School, Seaford Road, Wokingham	7-11	240	238	+2 (99%)
6	Hatch Ride Primary School, Crowthorne	4-11	210	210	+0 (100%)
7	Oaklands Junior School, Butler Road, Crowthorne	7-11	256	254	+2 (99%)
8	Oaklands Infant School, Butler Road, Crowthorne	4-7	180	166	+14 (92%)
9	Evendons Primary School, Finchampstead Road, Wokingham	4-11	420	412	+8 (98%)
10	All Saints Primary School, Norreys Avenue, Wokingham	3-11	345	206	+139 (60%)
11	Keep Hatch Primary School, Ashridge Road, Wokingham	4-11	420	396	+24 (94%)
12	Walter Infant and Nursery School, Murray Road, Wokingham	3-7	270	262	+8 (97%)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
13	St Paul's CE Junior School, Oxford Road, Wokingham	7-11	384	373	+11 (97%)
14	Waverley School, Finchampstead	0-11	312	264	+48 (85%)
15	Windmill Primary School, Fernlea Drive, Wokingham	4-11	210	197	+13 (94%)
16	St Cecilia's Church of England Primary, Howlett Grove, Wokingham	2-11	236	136	+100 (58%)
17	Nine Mile Ride Primary School, Finchampstead	4-11	350	376	-26 (107%)
18	Emmbrook Junior School, Emmbrook Road, Wokingham	7-11	256	258	-2 (101%)
19	Gorse Ride Junior School, Finchampstead	7-11	256	170	+86 (66%)
20	The Hawthorns Primary School, Northway, Wokingham	4-11	436	436	0 (100%)
Total			5,977	5,371	+606 (90%)

6.47 Since the Original ES, the capacity of local primary schools has increased by 116, whilst the number of pupils enrolled decreased by 151.

6.48 There have been no further changes to this section since the Original ES.

Secondary Education Provision

6.49 There have been only minor changes to this section since the Original ES, to update on the updated capacity and number of students enrolled figures. These changes are outlined in **Table 6.6** of this ESA below.

6.50 Further information has also been provided since the Original ES, following review of the Wokingham Borough School Place Strategy 2024/25 to 2029/30, which identifies that for the 2024/25 reporting year there were 10,752 secondary school pupils across the Borough.

6.51 The Strategy also identifies that, as of 2023, there are ten secondary schools within the Borough, all of which are or will shortly be Academies or Free School. The most recent projections indicate a predicted shortfall in secondary school places across Wokingham Borough for the period from 2027/28 until at least 2030/31, despite successful efforts to secure sufficient places for the three years to 2027.

- 6.52 Expansion programmes have been developed and are being implemented at several secondary schools, with additional places planned at St Crispins, Emmbrook, Piggott, Bohunt, Oakbank, The Forest, and Bulmershe schools, providing a total of 243 extra places per year from 2025/26 to 2029/30.

Table 6.6 Existing Secondary School Provision (2023)

No.	Name of School	Age Range	School Capacity	No. of Pupils	Surplus/Deficit of places (occupancy rate)
1	St Crispin's School, London Road, Wokingham	11-18	1,500	1,488	+12 (99%)
2	The Emmbrook School, Emmbrook Road, Wokingham	11-18	1,219	1,309	-90 (107%)
3	The Holt School, Holt Lane, Wokingham	11-19	1,500	1,454	+46 (97%)
Total			4,219	4,251	-32 (101%)

- 6.53 Since the Original ES, the capacity has remained the same. However, the number of pupils has risen by 260, which has increased the occupancy rate from 95% to 101%. There is however planned expansion, some of which has been completed but is not as yet reflected in the School Place Strategy (2024-2029).

- 6.54 There have been no further changes to this section since the Original ES.

Further Education

- 6.55 There have been no changes to this section since the Original ES.

Healthcare (GP's, dentists, pharmacies, Hospitals and Emergency Services)

- 6.56 There have been no changes to this section since the Original ES.

GP Surgeries

- 6.57 The number of GP surgeries within 3 miles (4.8km) of the Site is shown in **Table 6.9** of the Original ES. This outlined that there were 12 surgeries with a total of 56,158 patients and 91 GPs, resulting in an average of circa 1,331 patients per GP within 3 miles (4.8km) of the Site. This data has been updated since the Original ES, within **Table 6.7** below of this ESA, to reflect the most recently available data published in February 2026.

Table 6.7 Existing healthcare provision (NHS Services (Catalyst), October 2023)⁵

No.	Organisation Name	Accepting new patients Y/N	Patients Registered	GPs	Patients per GP (1800 patients per GP is the HUDU standard)
1	New Wokingham Road Surgery	Y	9,833	5	1,967*
2	Finchampstead Surgery	Y	19,672	12	1,639
3	Ringmead Medical Group (includes three surgeries within the area)	Y	40,445	29	1,395
5	Evergreen Practice	Y	6,117	5	1,223
6	Wokingham Medical Centre	Y	28,753	15	1,917*
7	Burma Hill Surgery	Y	3,957	10	396
8	Woosehill Medical Centre	Y	15,267	12	1,272
9	Binfield Surgery	Y	12,636	8	1,580
11	Great Hollands Practice	Y	4,567	2	2,284*
12	Easthampstead Surgery	Y	7,399	4	1,850*
Total			148,656	102	1,457 (average)

*Surgeries above the HUDU standard

6.58 The Healthy Urban Development Unit (HUDU)⁶ sets out a standard of 1,800 patients per GP, the local area currently has an average of 1,457 patients per GP, which is far below this standard. The average number of patients per GP has increased since the Original ES but is still below the HUDU standard.

6.59 There have been no further changes to this section since the Original ES.

Hospitals

6.60 There have been no changes to this section since the Original ES.

Emergency Services

6.61 There have been no changes to this section since the Original ES.

Dentists

6.62 There have been no changes to this section since the Original ES.

Pharmacies

6.63 There have been no changes to this section since the Original ES.

⁵ NHS, Catalyst

⁶ HUDU Guidance Notes 2009

Recreation (open space, play space, sports facilities)

- 6.64 There have been no changes to this section since the Original ES.

Community Facilities (retail, community halls, libraries)

- 6.65 There have been no changes to this section since the Original ES.

Future Baseline Conditions

- 6.66 It can be difficult to determine a future baseline for socio-economic impact. In general, most of the baseline is unlikely to change significantly within the next 10 years and the general stock of housing, the population and the level of facilities are likely to be broadly similar to as they are now.
- 6.67 The greatest changes are likely to occur due to potential new development in the area, which are discussed further in the Cumulative Effects Chapter 15 of the Original ES and **Chapter 16 of the ESA** where relevant.

Assessment of Effects

- 6.68 This section describes the predicted effects of the Proposed Development. In a great many instances, the potential effects of the increase in population are already known i.e. increased demand for services and facilities and amenity uses. Accordingly, the development proposals include mitigation which is included in this assessment.

Construction Effects

- 6.69 There have been no changes to this section since the Original ES.

Construction Employment and Gross Value Added (GVA)

- 6.70 The Proposed Development represents a large capital investment of around £163million⁷ for 1,030 homes over a construction period of approximately 10 years. This represents an increase from around £129million in the Original ES.
- 6.71 Based upon HBF calculations⁸ it is indicated that if the development provides 1,030 homes, it will create in the region of 3,579 jobs, which includes supply chains over a construction period of approximately 10 years. The project is estimated to create up to 1,162 jobs through direct employment, 618 jobs through indirect employment and 824 jobs through induced employment. These additional jobs will also help to maintain the low unemployment rate in Wokingham. This is an update of a creation of 3,193 jobs, including 1,102 through direct employment, 834 through indirect employment, and 875 through induced employment identified in the Original ES.
- 6.72 There have been no further updates to this section since the Original ES.

⁷ Based on BCIS average build costs per sqm and therefore could be subject to change. Source BCIS Build Costs 2017 (as most recently updated).

⁸ Home Builders Federation, HBF Housing Calculator

Operational Effects**Population**

- 6.73 There have been no changes in the assessment of significance since the Original ES.

Economy**Jobs**

- 6.74 There have been no changes in the assessment of significance since the Original ES.

New Resident Expenditure

- 6.75 Experian Business Strategies provide estimates of consumer spending on goods and leisure activities based upon the ONS publication Consumer Trends. The Experian spend estimates apply the ONS data and take account of household characteristics based upon the socio-economic segmentation Mosaic.
- 6.76 The average weekly household expenditure in the South East was £662.00 per week, according to the most recent ONS data in 2024⁹.
- 6.77 Applying these average spend values to the proposed new development (1,030 dwellings) provides an estimate of £35.5 million additional annual consumer spending the Proposed Development will bring to shops and services within Wokingham. This is an update from the figure of £27.1 million in additional consumer spending in the Original ES.
- 6.78 This is of course a generous estimate given a proportion of people who already reside in the area would become residents of the new development.
- 6.79 There have been no further changes in the assessment of significance to this section since the Original ES.

Council Tax Revenue

- 6.80 Based upon HBF calculations¹⁰, an additional 1,030 homes from the Proposed Development is estimated to provide up to an additional £2.07 million in council tax revenue for WBC. This is an increase from the additional £1.71 million in council tax revenue identified in the Original ES.
- 6.81 There have been no changes in the assessment of significance to this section since the Original ES.

CIL/S106

- 6.82 WBC introduced a Community Infrastructure Levy (CIL) in 2015, with a charging schedule in order to pool funds to provide the infrastructure required to aid sustainable growth. New residential development in Wokingham would make a CIL contribution of £494.21 per square

⁹ [Family spending workbook 3: expenditure by region – Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/family-spending-workbook-3-expenditure-by-region)

¹⁰ Home Builders Federation, HBF Housing Calculator

metre (index linked from 2015), Unless the schedule is updated, the Site will remain within the £494.21 charging zone.

6.83 This section has been updated since the Original ES to reflect the WBC 2026 indexation rate.

6.84 There have been no further changes in the assessment of significance to this section since the Original ES.

Economy Summary

6.85 There have been no changes in the assessment of significance to this section since the Original ES.

Housing

6.86 There have been no changes in the assessment of significance to this section since the Original ES.

Education

6.87 There have been no changes to the need for school places arising from the Proposed Development from that set out in the Original ES.

Early Years

6.88 There have been no changes in the assessment of significance to this section since the Original ES.

Primary Education

6.89 The Proposed Development now includes land for a new 1 form entry (1FE) primary school (if required) to be delivered by WBC or other body, which would provide 210 additional primary school places.

6.90 This is in addition to the identified capacity of 1,486 primary school places as at 2027/28 within the South East of Wokingham. This means there is significant capacity available to meet the needs arising from the Proposed Development.

6.91 On the basis that mitigation is provided within the development in the form of land for a new primary school on the Site, the impact of the Proposed Development is considered to be positive, permanent, local in scale and of low magnitude resulting in a **Moderate Beneficial** effect on the supply of primary school places.

Secondary Education

6.92 There have been no changes in the assessment of significance to this section since the Original ES.

Further Education

6.93 There have been no changes in the assessment of significance to this section since the Original ES.

Healthcare

GPs

- 6.94 Our analysis in the previous section showed that there are 12 GP surgeries within 3 miles (4.8 km) of the Site with an average of 1,457 patients per GP, which is far below the HUDU20 recommended figure of 1,800 patients per GP. This is a slight increase to the average of 1,331 patients per GP in the Original ES.
- 6.95 There have been no further changes in the assessment of significance to this section since the Original ES.

Dentists

- 6.96 There have been no changes in the assessment of significance to this section since the Original ES.

Pharmacies

- 6.97 There have been no changes in the assessment of significance to this section since the Original ES.

Hospitals and Emergency Services

- 6.98 There have been no changes in the assessment of significance to this section since the Original ES.

Recreation

Open Space, Sport and Recreation

- 6.99 There have been no changes in the assessment of significance to this section since the Original ES.

Community Facilities

Retail

- 6.100 There have been no changes in the assessment of significance to this section since the Original ES.

Community Centres/Halls

- 6.101 There have been no changes in the assessment of significance to this section since the Original ES.

Libraries

- 6.102 There have been no changes in the assessment of significance to this section since the Original ES.

Summary of Socio-Economic Effects

- 6.103 The Summary of Socio-Economic effects has been updated in relation to education (early years and primary) as set out below:

Table 6.8 Updated Significance of Socio-Economic Effects of Proposed Development

Receptor	Geographical Level of Importance	Sensitivity	Magnitude of Effect	Significance of Effect	Duration
Education (primary)	Local	Low	Medium	Moderate Beneficial	Long Term

- 6.104 There have been no further changes in the assessment of significance to this section since the Original ES.

Proposed Mitigation

- 6.105 The proposed mitigation now includes for land for a primary school that will be provided for, if required, on the Priors Farm site, to be delivered by WBC or other body as part of the update to the proposals, otherwise S106 contributions can be secured in relation to education to mitigate any effects.
- 6.106 There have been no further changes to in the assessment of significance this section since the Original ES.

Residual Effects

- 6.107 The provision of a new primary school within the Proposed Development is considered to provide a Moderate Beneficial effect, as set out in Table 6.8 above.
- 6.108 There have been no further changes in the assessment of significance to this section since the Original ES.

Cumulative Effects Assessment

- 6.109 Since the submission of the Original ES, there have been updates to the cumulative sites identified within **Table 6.12** of the Original ES. The updates are highlighted below:
- Land at Phase 2b, South Wokingham SDL (Ref: 191068) – construction has commenced. This site remains as a cumulative site.
 - Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325) has now been approved. This site remains as a cumulative site.
 - Outline planning application (Ref. 222306) for 350 dwellings at Land adjacent to Blagrove Lane, Wokingham, was refused on 17 September 2024, with a subsequent appeal being allowed in May 2025. This Site therefore remains as a cumulative site.
 - The Reserved Matters application (Ref. 223778) pursuant to outline planning consent (Ref. 211777) for the erection of up to 130 residential units and a 70-bed care home at

land adjacent to Toutley Depot, was withdrawn on 18 November 2025. However, due to the outline permission this site remains as a cumulative site.

- The development at North Wokingham SDL - Ashridge Farm (201515) has now been completed, and therefore has been removed from the cumulative sites assessment.

6.110 Having undertaken a further review, there are no new sites to be considered in the ESA in relation to cumulative effects assessment, based on the criteria in the Original ES.

6.111 It is understood that, planning application ref. 191068 (South Wokingham SDL) includes permission for a two-form entry primary school as well as a local centre. However, it is currently unknown when the primary school will be completed, as this has not been included in the current Reserved Matters applications to the original Outline planning application.

6.112 There have been no further changes in the assessment of significance since the Original ES.

Limitations and Assumptions

6.113 There have been no changes to this section since the Original ES.

Summary of Effects

6.114 The Proposed Development will have socio-economic effects on the following sensitive receptors: Population, Economy, Housing, Education, Healthcare, Emergency Services, Recreation and Community Facilities.

6.115 The Summary of Effects has been updated to reflect the inclusion of a primary school, and is therefore assessed as a **Moderate Beneficial** effect. All other effects remain as considered in the Original ES. The updated table is set out below:

Table 6.9 Updated Summary of Effects

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			
Economy – construction works	Minor Adverse	Construction Management Regime	Minor Adverse
Economy- construction jobs	Minor Beneficial	Construction Management Regime	Minor Beneficial
Operational Phase			
Population	Moderate Beneficial	N/A	Moderate Beneficial
Economy	Moderate Beneficial	N/A	Moderate Beneficial
Economy – Jobs	Minor Beneficial	N/A	Minor Beneficial
Housing provision	Major/Moderate Beneficial	N/A	Major/Moderate Beneficial
Education – Early years	Negligible	S106 contributions / CIL	Negligible

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Education – Primary	Negligible	Provision of 1FE primary school / S106 contributions / CIL	Moderate Beneficial
Education – Secondary	Negligible	S106 contributions / CIL	Negligible
Education –Further education	Negligible	S106 contributions / CIL	Negligible
Healthcare – GPs	Negligible	N/A	Negligible
Healthcare – Dentists	Negligible	N/A	Negligible
Healthcare – Pharmacies	Negligible	N/A	Negligible
Healthcare – Hospitals & Emergency Services	Negligible	N/A	Negligible
Recreation	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Retail	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Community halls	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Libraries	Negligible	N/A	Negligible

Conclusion

- 6.116 This assessment has demonstrated that, from a socio-economic perspective, the Proposed Development will not lead to any significant adverse effects. In the most part, considering scheme design and predicted economic effects, as well as additional mitigation in the form of S106/CIL contributions, the residual effects will be either negligible or beneficial during the operation of the development.
- 6.117 This overall conclusion remains the same as originally assessed within the Original ES.

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Gov.uk, 2020, Table 100: number of dwellings by tenure and district

HM Land Registry, UK House Price Index August 2022

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NOMIS, 2019, Population Projections Projected Year 2043

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Wokingham Borough Council, 2017, Secondary School Places Strategy 2017 to 2020

Wokingham Borough School Places Strategy, 2024/24 to 2029/30

Wokingham Borough Council School Organisation Plan 2025 to 2030

7. TRANSPORT AND ACCESS

Introduction

- 7.1 No change from original ES
- 7.2 This chapter of the Environmental Statement Addendum (ESA) provides an update to Chapter 7: Highways and Accessibility of the Original Environmental Statement, submitted in support of the South Wokingham SDL Extension proposals. It has been prepared in response to amendments to the proposed development and to present updated highways information based on the latest version of the Wokingham Strategic Transport Model (WSTM4) following the completion of additional survey and modelling work.
- 7.3 The assessment has been informed by the latest available data, including supplementary surveys and updated modelling exercises undertaken to reflect the amended scheme.
- 7.4 This chapter should be read alongside the Original ES Chapter 7 and its associated technical appendices. Unless otherwise stated, the conclusions of the Original ES remain valid and applicable to the amended proposals.
- 7.5 The assessment has been undertaken in accordance with the Chartered Institution of Highways and Transportation (CIHT) Guidelines.

Study Area

- 7.6 No change from Original ES

Legislative Planning Policy Framework

National Planning Policy Framework

- 7.7 Since submission of the Original ES, the National Planning Policy Framework (NPPF) has been revised. The policy wording referenced within the Original ES remains largely unchanged; however, paragraph numbering has been updated, with former Paragraphs 114 and 115 now corresponding to Paragraphs 115 and 116 respectively. This change has no material impact on the highways assessment. A minor refinement to the wording of Paragraph 115 has also been introduced.
- 7.8 In the 2024 NPPF (formerly Paragraph 114 in the 2023 NPPF), Paragraph 115 now states that planning policies and decisions should ensure that:
- sustainable transport modes are prioritised, having regard to the nature and location of the development;
 - safe and suitable access to the site can be achieved for all users;
 - the design of streets, parking areas and other transport elements accords with current national guidance; and
 - any significant impacts on the transport network, or on highway safety, can be mitigated to an acceptable level in a cost-effective manner.

- 7.9 There are no other changes to legislation or planning policy relevant to this assessment since the submission of the Original ES.

Assessment Methodology

- 7.10 No change from Original ES

Receptors

- 7.11 No change from Original ES

Baseline Conditions

Walking and Cycling Facilities

- 7.12 No change from Original ES

Pedestrian and Cycle Accessibility

- 7.13 No change from Original ES

Travel By Bus

- 7.14 No change from Original ES

Travel By Rail

- 7.15 No change from Original ES

Local Highway Network

- 7.16 No change from Original ES

Old Wokingham Road and Waterloo Road

- 7.17 No change from Original ES

Easthampstead Road, Heathlands Road and Redlake Lane

- 7.18 No change from Original ES

Holme Green Lane and Byway 30

- 7.19 No change from Original ES

Accident Analysis

- 7.20 No change from Original ES

Summary

- 7.21 No change from Original ES

Traffic Flows

- 7.22 No change from Original ES

Future Baseline Conditions

- 7.23 No change from Original ES

Assessment of Effects

Construction Phase

- 7.24 No change in the assessment of significance from the Original ES

Operational Phase

- 7.25 The updated traffic modelling undertaken within the WSTM was instructed in September 2025 for a marginally higher quantum of 1,125 dwellings compared to the previous assessment. **Table 7.1** summarises this below. This is to account for traffic associated with the 'Pudner' application adjacent.

Table 7.1 Proposed Development - Vehicular Trip Generation

	AM Peak Hour			PM Peak Hour			Daily (24 Hour)		
	In	Out	Total	In	Out	Total	In	Out	Total
Total Vehicular Trips (1,125 units)	191	461	653	405	180	574	3800	3800	7602

Operational Traffic Assessment

- 7.26 The WSTM4 Modelling indicates that traffic on the highway network is lower than that previously reported. The effect of this is that the findings of the original assessment are not fundamentally different, and the conclusions drawn remain valid. Table 7.2 summarises the updated daily two-way flows given in the 2040 Baseline, and the difference because of the proposed development.

Table 7.2 2040 Two-way Link Flow analysis - With Development Traffic Appraisal

Link Ref	Links	24Hr Daily		
		2040 Base	Diff	% Change
1	Finchampstead Road (North)	19,488	155	0.8%
2	SWDR (West)	12,836	-1,514	-11.8%
3	Finchampstead Road (South)	22,809	36	0.2%
4	Oakley Drive	987	-	0.0%
5	SWDR (West of Easthampstead Road)	11,444	11	0.1%
6	Easthampstead Road	3,543	2	0.1%
7	SWDR (East of Easthampstead Road)	13,914	6	0.0%
8	SWDR (East of new SWDR link Road)	12,688	1,191	9.4%

Link Ref		24Hr Daily		
	Links	2040 Base	Diff	% Change
9A	SWDR Link Road	9,635	-1,090	-11.3%
9B	SWDR Link Road	9,040	-1,213	-13.4%
10A	Easthampstead Road (West of SWDR)	4,036	-1,131	-28.0%
10B	Easthampstead Road (West of Site Access B)	4,036	-1,524	-37.8%
11	Heathlands Road	5,428	1,133	20.9%
12	Easthampstead Road	534	-5	-0.9%
13A	Easthampstead Road (East of Site Access C)	4,036	-1,948	-48.3%
13B	Easthampstead Road	4,129	-4,129	-100.0%
14	Redlake Lane	2,083	5	0.2%
15	Old Wokingham Road	22,780	-1,140	-5.0%
16	B3430 Nine Mile Ride (East)	10,821	544	5.0%
17	Old Wokingham Road (South)	14,731	-528	-3.6%
18	B3430 Nine Mile Ride (West)	13,506	-377	-2.8%
19A	Old Wokingham Road (South of Site Access A)	19,071	1,821	9.5%
19B	Old Wokingham Road (North of Site Access A)	19,071	3,590	18.8%
20	Old Wokingham Road	19,071	3,946	20.7%
21	Waterloo Road	7,412	1,325	17.9%
22	SWDR (North of Waterloo Road)	11,262	685	6.1%
23	Peacock Lane	21,416	911	4.3%
24	Sparrowhawk Lane	7,017	134	1.9%
25	Peacock Lane	26,257	344	1.3%
26	Peacock Lane	11,758	464	3.9%
27	Vigar Way	28,979	890	3.1%
28	A329 Berkshire Way (East)	38,706	116	0.3%
29	A329 Berkshire Way	66,277	838	1.3%
30	London Road	30,314	389	1.3%
31	A329 Berkshire Way (West)	81,250	531	0.7%
32	London Road (East)	26,891	155	0.6%
33	Oak Avenue	7,796	173	2.2%
34	London Road (East of SWDR)	24,004	562	2.3%
35	London Road (West of SWDR)	17,453	99	0.6%

- 7.27 As can be seen from **Table 7.2**, except for eleven links, traffic flows in 2040 when the development is fully operational would not be significantly different from the 2040 baseline scenario. The majority of these changes in flow of this magnitude lie below the 10% threshold and therefore, in accordance with the IEMA guidance, would not be perceptible.
- 7.28 There are some instances where traffic flows would decrease slightly. This is due to the traffic adopting different routings in response to the different traffic flows and highway network configuration that will be in place by 2040.
- 7.29 A significant reduction in traffic is seen on Easthampstead Road, this is because of proposals to close this road to through traffic, with the new development spine road serving as an alternative route between Easthampstead Road (South of the SWSDL Link Road) and Old Wokingham Road.
- 7.30 The eleven links with changes greater than 10% when compared to the baseline scenario during either peak hour or the 24-hour period have been reproduced at **Table 7.3** below for ease of reference.

Table 7.3 2040 Two-way Link Flow analysis - With Development Traffic Appraisal (changes greater than 10%)

Link Ref	Links	24Hr Daily		
		2040 Base	Diff	% Change
2	SWDR (West)	12,836	-1,514	-11.8%
9A	SWDR Link Road	9,635	-1,090	-11.3%
9B	SWDR Link Road	9,040	-1,213	-13.4%
10A	Easthampstead Road (West of SWDR)	4,036	-1,131	-28.0%
10B	Easthampstead Road (West of Site Access B)	4,036	-1,524	-37.8%
11	Heathlands Road	5,428	1,133	20.9%
13A	Easthampstead Road (East of Site Access C)	4,036	-1,948	-48.3%
13B	Easthampstead Road	4,129	-4,129	-100.0%
19B	Old Wokingham Road (North of Site Access A)	19,071	3,590	18.8%
20	Old Wokingham Road	19,071	3,946	20.7%
21	Waterloo Road	7,412	1,325	17.9%

- 7.31 The assessment demonstrates that, across the local highway network, the majority of changes in traffic flow associated with the Proposed Development would remain below the 10% threshold identified within the IEMA Guidelines and would therefore result in no discernible environmental effects.
- 7.32 Where increases in traffic do exceed this threshold, these are limited in extent and generally occur on links with lower sensitivity, such that the resultant effects are considered to be negligible or, at most, minor adverse. In all cases, these changes would not give rise to significant effects in EIA terms.

- 7.33 Notwithstanding this, a notable outcome of the Proposed Development is the alteration to traffic patterns along the Easthampstead Road corridor. The implementation of the point closure would result in a substantial reduction in traffic flows along sections of this route, giving rise to a major beneficial effect in terms of severance, pedestrian amenity and overall environmental conditions. This represents a permanent and positive change for non-motorised users.
- 7.34 Elsewhere on the network, including Old Wokingham Road and Waterloo Road, increases in traffic flow are of the same magnitude as assessed as part of the Original ES and therefore the conclusions reached remain unchanged.
- 7.35 For non-motorised users, the Proposed Development incorporates enhanced walking and cycling infrastructure, including segregated routes and improved connections to the surrounding network. These measures would offset the limited increases in traffic flow and, in combination with the reduction in flows on Easthampstead Road, would contribute to an overall neutral to beneficial outcome.
- 7.36 The implementation of travel planning measures, including financial contributions towards sustainable travel initiatives, would further reduce reliance on the private car and support a shift towards more sustainable modes of transport.
- 7.37 Taking these factors into account, the residual effects of the Proposed Development during operation are assessed as negligible across most of the network, with a significant beneficial effect identified along Easthampstead Road. No significant adverse effects are therefore predicted.

Proposed Mitigation

Construction Phase

- 7.38 No change from Original ES

Operational Phase

- 7.39 No change from Original ES

Mitigation Measures

- 7.40 No change from Original ES

Residual Effects

Construction Phase

- 7.41 No change in the assessment of significance from the Original ES

Operational Phase

- 7.42 No change in the assessment of significance from the Original ES

Limitations and Assumptions

7.43 No change from Original ES

Summary of Effects

7.44 Table 7.15 of the Original ES provides a summary of the effects set out above.

7.45 There is no change in the assessment of significance from the Original ES

Conclusion

7.46 No change from Original ES

8. AIR QUALITY

Introduction

- 8.1 This Chapter of the ES Addendum (ESA) assesses the likely significant effects of the Proposed Development with respect to air quality, particularly the effects on human health. This Chapter also describes the legislation, planning policy and guidance framework; the methods used to assess the effects; the significance criteria, baseline conditions currently existing at the Application Site and future baseline; an assessment of effects, the mitigation measures required to prevent, reduce or offset any significant negative effects; the likely residual effects after these measures have been adopted and monitoring; and any cumulative effects.

Legislation, Planning Policy and Guidance

- 8.2 A review of the legislative and policy context used for the Original ES has been undertaken. It has been identified that there are a number of changes to, or introductions of new, relevant documents since the Original ES was undertaken. Further detail on these documents is provided below.

Environmental Improvement Plan (2025)

- 8.3 The Environmental Improvement Plan 2025¹¹ sets out updated air quality targets which have been set for concentrations of PM_{2.5}. These targets, which are described in more detail in Paragraph 8.15, include the long-term targets in the Statutory Instrument and revised interim targets to be achieved by 2030.
- 8.4 The 2025 Plan reiterates the role of local authorities in helping it meet both its targets and existing commitments. It also reiterates the respective roles of industry, agricultural sectors, and DfT in providing the coordinated action required to meet both its new, and pre-existing targets and commitments.

Assessment Methodology

- 8.5 A review of the assessment methodology used for the Original ES has been undertaken.
- 8.6 Some changes to the air quality assessment methodology are also required to ensure this ESA depicts an accurate picture of the current baseline, as well as an accurate assessment of the Proposed Development's effects on this baseline. These changes are outlined below.

Scope and Study Area

- 8.7 As described in Paragraph 8.19, the latest IAQM guidance includes an amended study area for the construction dust assessment. It considers the potential for impacts within 250 m of the site boundary, or within 50 m of roads used by construction vehicles within 250 m of the site.

¹¹ Defra (2025) Environmental Improvement Plan 2025, [Online], Available: <https://www.gov.uk/government/publications/environmental-improvement-plan-2025/environmental-improvement-plan-eip-2025>.

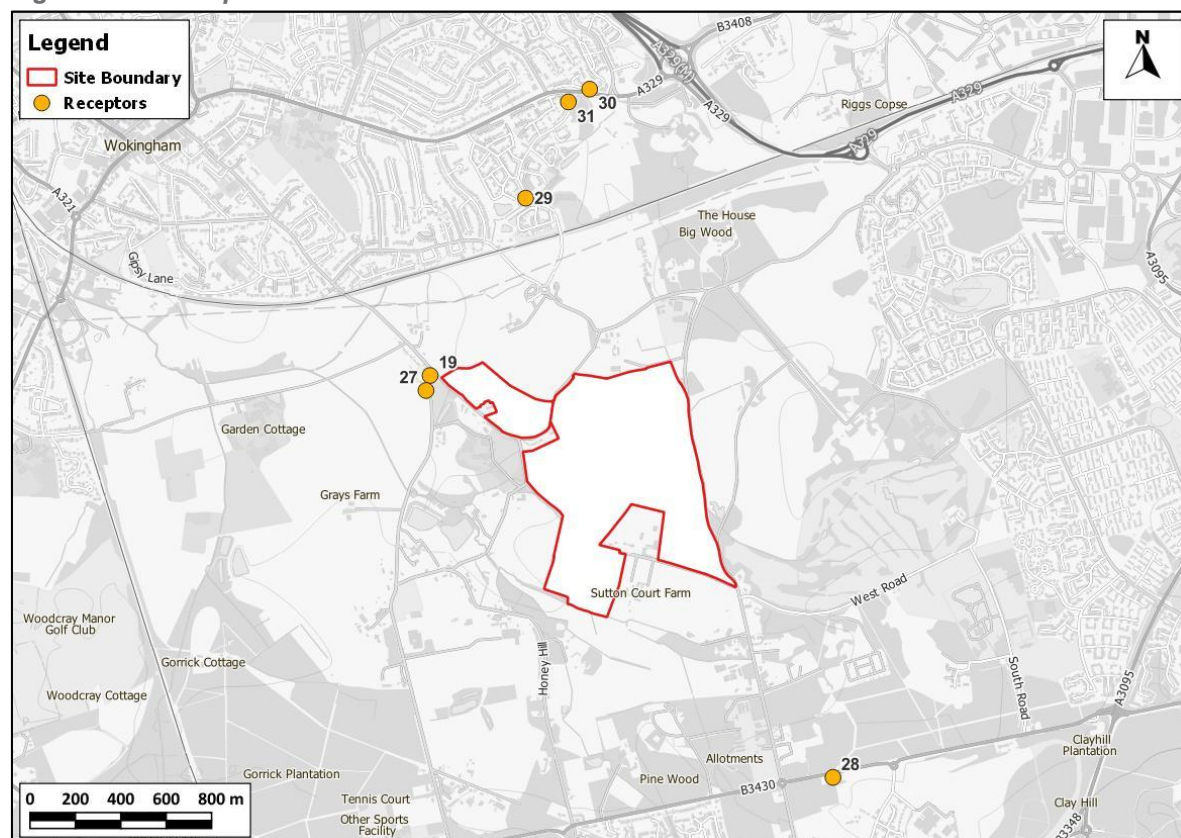
- 8.8 The study area for road traffic impacts is determined in the same way as in the Original ES, but due to amended traffic flow data being provided by the appointed transport consultant, the road network that requires detailed assessment has been amended. Further details are provided in paragraph 8.35. The study area is effectively illustrated in **Figure 8.1**.
- 8.9 Six existing residential properties have been identified as receptors for the ESA assessment. These locations are described in **Table 8.1** and shown in **Figure 8.1**. In addition, concentrations have been modelled at the DT58, DT91 and DT135 diffusion tube monitoring sites located in Crowthorne, in order to verify the model outputs (see **Appendix 8.3 of Volume 2 of the ESA** for verification method).

Table 8.1 Description of Receptor Locations

Receptor	Type	X coordinate	Y coordinate	Heights Modelled (m) ^a
16	Residential	482533	167549	1.5
22	Residential	482515	167483	1.5
23	Residential	484308	165780	1.5
24	Residential	482954	168330	1.5
25	Residential	483236	168810	1.5
26	Residential	483142	168754	1.5

^a A height of 1.5 m is used to represent ground-floor level exposure.

Figure 8.1 Receptor Locations



Additional data sourced from third parties, including public sector information licensed under the Open Government Licence v3.0.

- 8.10 Selected receptors may be representative of air quality conditions at a number of properties; consideration has been given to how many sensitive locations each modelled receptor represents when considering the impacts of the proposed development and the overall significance of effects.

Baseline Surveys

- 8.11 New air quality data made available since the Original ES have been compiled to establish the updated baseline conditions and is presented in the Baseline Conditions section of this ESA. No site-specific baseline surveys have been undertaken.
- 8.12 The following approaches to defining existing sources of emissions and baseline air quality conditions within the study area have been updated and considered in this ESA:
- information on existing air quality has been obtained by collating the results of monitoring carried out by the local authority. This covers both the study area and nearby sites, the latter being used to provide context for the assessment;
 - background concentrations have been defined using Defra's 2021-based background maps.¹² These cover the whole of the UK on a 1x1 km grid. The background annual mean NO₂, PM₁₀ and PM_{2.5} maps have been calibrated against concurrent measurements.¹³ The calibration factor has also been applied to future year backgrounds. Mapped background concentrations of PM₁₀ and PM_{2.5} have not been adjusted; and
 - whether or not there are any exceedances of the annual mean limit value for nitrogen dioxide, PM₁₀ and PM_{2.5} in the study area has been identified using Defra's Compliance data.¹⁴
- 8.13 Future baseline concentrations have been predicted using the ADMS-Roads dispersion model for the first year of operation of the Proposed Development (as 2028). Details of the model inputs, assumptions and the verification are provided in **Appendix 8.3 of Volume 2 of this ESA**, together with the method used to derive future year background concentrations. Where assumptions have been made, a realistic worst-case approach has been adopted.

Assessment Criteria

- 8.14 In addition to the objectives described in Section 8.4 of the Original ES, Defra has set two targets, and two new interim targets, for PM_{2.5} concentrations in England. One target focuses on absolute concentrations, with the long-term target to achieve an annual mean PM_{2.5} concentration of 10 µg/m³ by the end of 2040 (referred to as the annual mean concentration target or AMCT). The second target relates to reducing overall population

¹² Defra (2026) Local Air Quality Management (LAQM) Support Website, [Online], Available: <http://laqm.defra.gov.uk/>.

¹³ <https://www.aqconsultants.co.uk/resources>

¹⁴ Defra (2026) UK Air Compliance Data, [Online], Available: <https://uk-air.defra.gov.uk/compliance-data>.

exposure to PM_{2.5}. By the end of 2040, overall population exposure to PM_{2.5} should be reduced by 35% compared with 2018 levels (referred to as the population exposure reduction target or PERT). The most recent interim targets published in the 2025 Environmental Improvement Plan¹ aim to meet the AMCT 10 years early, by December 2030, with the interim PERT being a reduction of 30% by December 2030 (**Table 8.2**).

Table 8.2 Environment Act PM_{2.5} Targets

Metric	Target	Target year
AMCT	Interim target: 10 µg/m ³	2030
	Legally binding target: 10 µg/m ³	2040
	Interim target: 30% reduction in exposure compared to 2018	2030
	Legally binding target: 35% reduction in exposure compared to 2018	2040

8.15 In 2024 Defra published Interim Planning Guidance on the PM_{2.5} targets¹⁵. This states that:

“The purpose of the targets is to improve air quality by reducing levels of PM_{2.5} across the country, therefore improving public health. While achievement of the targets will be assessed at relevant monitoring sites, the targets apply to ambient (outdoor) air throughout England. Applicants and Local Planning Authorities should therefore consider the impact of developments on air quality in all ambient air, whether a monitor is present or not.”

8.16 In order to address the new targets it is not sufficient to assess solely whether a scheme is likely to lead to an exceedance of a legal limit. Instead, developments need to implement appropriate mitigation measures from the design stage, ensuring the minimum amount of pollution is emitted and that exposure is minimised.

8.17 Pending publication of the new guidance, Defra advises applicants to provide evidence that they have identified key sources of air pollution within the scheme and taken appropriate action to minimise emissions of PM_{2.5} and its precursors as far as possible. More detailed assessment is expected for development closer to populations and/or having higher emissions. Defra has posed two questions to be used as prompts to support the interim assessment process:

“How has exposure to PM_{2.5} been considered when selecting the development site?; and

What actions and/or mitigations have been considered to reduce PM_{2.5} exposure for development users and nearby receptors (houses, hospitals, schools etc.) and to reduce emissions of PM_{2.5} and its precursors?”

¹⁵ Defra (2024) PM_{2.5} Targets: Interim Planning Guidance, [Online], Available: <https://uk-air.defra.gov.uk/pm25targets/planning>.

Assessment Methodology

Construction Impacts

- 8.18 The construction dust assessment considers the potential for impacts within 250 m of the site boundary, or within 50 m of roads used by construction vehicles. The assessment methodology is that provided by IAQM¹⁶, which has been updated since the Original ES. **ESA Appendix 8.1** explains the approach in more detail.

Road Traffic Impacts

- 8.19 Concentrations have been predicted using the ADMS-Roads dispersion model, with vehicle emissions derived using Defra's Emissions Factors Toolkit (EFT) (v13.1)³. Details of the model inputs and the model verification are provided in **Appendix 8.3 of Volume 2 of the ESA**.
- 8.20 NO₂, PM₁₀ and PM_{2.5} concentrations have been predicted for the following scenarios:
- the proposed year of first occupation of the Proposed Development (2028) without the development; and
 - 2028 with the Proposed Development.
- 8.21 An important stage in the process is model verification, which involves comparing the model output with measured concentrations (see **Appendix 8.3 of Volume 2 of the ESA**). Because the model has been verified and adjusted, there can be reasonable confidence in the prediction of baseline year (2024) concentrations.

Significance Criteria

Construction Phase Assessment

- 8.22 Guidance from IAQM⁷ is that, with appropriate mitigation in place, the effects of construction dust will be negligible. The assessment thus focuses on determining the appropriate level of mitigation so as to ensure that effects will normally be negligible.

Operational Phase Assessment

- 8.23 There is no official guidance in the UK in relation to development control on how to assess the significance of air quality impacts. The approach developed jointly by EPUK and IAQM¹⁷ has therefore again been used. Full details of the EPUK/IAQM approach are provided in the ES.

¹⁶ IAQM (2024) Guidance on the Assessment of Dust from Demolition and Construction v2.2, [Online], Available: <http://iaqm.co.uk/guidance/>.

¹⁷ Moorcroft and Barrowcliffe et al (2017) Land-Use Planning & Development Control: Planning For Air Quality v1.2, IAQM, London, Available: <http://iaqm.co.uk/guidance/>.

Baseline Conditions

Existing Baseline Conditions

Local Air Quality Monitoring

- 8.24 Since the Original ES was prepared, additional air quality monitoring data have become available for monitoring sites operated by the local authorities in the vicinity of the Proposed Development. The latest monitoring results for the sites presented in **Tables 8.4 to 8.7** of the Original ES chapter have been reviewed and concentrations have continued to decrease across the study area, and there are no new exceedances of the objectives. The baseline presented in the Original ES remains valid and is conservative.

Background Concentrations

- 8.25 In January 2025, Defra published updated background concentration maps for the UK. This is the most recently published data set and is based on 2024 data. The concentrations are substantively similar to those presented in Table 8.8 of the Original ES; all remain well below the relevant objectives and PM_{2.5} concentrations are below the AMCT.

Future Baseline Conditions

- 8.26 Baseline concentrations of NO₂, PM₁₀ and PM_{2.5} have been modelled at each of the existing receptor locations. Results for the future year (2028) baseline (Without Scheme) are set out in **Table 8.3** for NO₂ and **Table 8.4** for PM₁₀ and PM_{2.5}. The modelled road components of nitrogen oxides have been increased from those predicted by the model based on a comparison with local measurements (see **Appendix 8.3 in Volume 2 of the ESA** for the verification methodology).

Table 8.3 Modelled Annual Mean Baseline Concentrations of NO₂ (µg/m³) at Existing Receptors

Receptor	2028 Without Scheme
16	12.9
22	11.5
23	12.5
24	15.5
25	29.3
26	20.4
Objective	40

Table 8.4 Modelled Annual Mean Baseline Concentrations of PM₁₀ and PM_{2.5} (µg/m³) at Existing Receptors

Receptor	2028 Without Scheme	
	PM ₁₀	PM _{2.5}
16	11.0	6.9
22	11.0	6.9
23	10.9	7.0
24	12.0	7.4
25	12.3	7.4
26	12.0	7.2
Assessment Criterion	32^a	20^b
AMCT	-	10^c

^a While the annual mean PM₁₀ objective is 40 µg/m³, 32 µg/m³ is the annual mean concentration above which an exceedance of the 24-hour mean PM₁₀ objective is possible, as outlined in LAQM.TG22. A value of 32 µg/m³ is thus used as a proxy to determine the likelihood of exceedance of the 24-hour mean PM₁₀ objective, as recommended in EPUK & IAQM guidance¹⁶.

^b The 20 µg/m³ PM_{2.5} objective, which was to be met by 2020, is not in Regulations and there is no requirement for local authorities to meet it.

^c To be met by 2040, and provided here for reference only

8.27 The predicted annual mean concentrations of NO₂ are below the objective in 2028 without the scheme at all receptors. The annual mean NO₂ concentrations are below 60 µg/m³ at every receptor in 2028; it is, therefore, unlikely that the 1-hour mean NO₂ objective will be exceeded.

8.28 The predicted annual mean concentrations of PM₁₀ and PM_{2.5} are below the objectives in both 2028 at all receptors. The annual mean PM₁₀ concentrations are below 32 µg/m³ and it is, therefore, unlikely that the 24-hour mean PM₁₀ objective will be exceeded.

8.29 These results are consistent with the conclusions set out in the Original ES.

Assessment of Effects

Construction Phase Assessment

8.30 The risk of dust soiling and human health impacts associated with the construction of the Proposed Development was assessed and appropriate mitigation was identified in line with the requirements of the IAQM guidance. With these measures in place and effectively implemented the residual effects were judged to be 'not significant'. The IAQM guidance has since been updated this is reflected in this ESA, as presented below.

8.31 Tables 8.12, 8.13 and 8.14 from the Original ES have been reproduced below in **Table 8.5**, **Table 8.6** and **Table 8.7** with the addition of the results based on the most recent guidance for comparison.

Table 8.5 Summary of Dust Emission Magnitude

Source	Dust Emission Magnitude	
	2024	2026
Demolition	Small	Small
Earthworks	Large	Large
Construction	Large	Large
Trackout	Medium	Medium

Table 8.6 Summary of the Area Sensitivity

Assessment	Effects associated with:	Sensitivity of Surrounding Area	
		On-site Works	Trackout
2024	Dust Soiling	High Sensitivity	Medium Sensitivity
	Human Health	Low Sensitivity	Low Sensitivity
2026	Dust Soiling	High Sensitivity	High Sensitivity
	Human Health	Low Sensitivity	Low Sensitivity

Table 8.7 Summary of the Risk of Impacts Without Mitigation

Source	2024		2026	
	Dust Soiling	Human Health	Dust Soiling	Human Health
Demolition	Medium Risk	Negligible	Medium Risk	Negligible
Earthworks	High Risk	Low Risk	High Risk	Low Risk
Construction	High Risk	Low Risk	High Risk	Low Risk
Trackout	Low Risk	Low Risk	Medium Risk	Low Risk

8.32 The revised risk classification has been used to determine the appropriate level of mitigation (set out in Appendix 8.4). With this mitigation in place, the latest IAQM guidance is clear that the residual effect will normally be 'not significant'.

Operational Phase Assessment

8.33 An updated set of traffic flow data was provided by Abley Letchford, the appointed transport consultant. The flows attributed to the operation of the Proposed Development were unchanged, however updated baseline flows in the strategic transport model resulted in a redistribution of the development flows, necessitating an updated air quality assessment to quantify the latest predicted impacts.

8.34 It should be noted, however, that the predicted future baseline flows broadly decreased since the Original ES was prepared. The approach taken for this updated assessment, therefore, has been to only model impacts at receptors alongside roads that experience either:

- An exceedance of the EPUK/IAQM screening criteria, where there was previously no exceedance; or
- An increase in traffic flows where there was already an exceedance of the EPUK/IAQM screening criteria.

8.35 At all other locations, the predicted traffic flows have either decreased since the Original ES was prepared, or the increase remains below the EPUK/IAQM screening criteria. It can therefore be assumed that conclusions presented in the Original ES remain worst-case for these receptors.

NO₂

8.36 Predicted annual mean concentrations of NO₂ in 2028 for existing receptors are set out in **Table 8.8** for both the “Without Scheme” and “With Scheme” scenarios. The impact at each receptor is also described using the impact descriptors given in Table 8.2 of the Original ES.

Table 8.8 Predicted Impacts on Annual Mean NO₂ Concentrations in 2028 (µg/m³)

Receptor	Without Scheme	With Scheme	% Change ^a	Impact Descriptor
16	12.9	13.2	1	Negligible
22	11.5	12.0	1	Negligible
23	12.5	12.7	0	Negligible
24	15.5	15.7	1	Negligible
25	29.3	29.5	1	Negligible
26	20.4	20.4	0	Negligible
Objective	40		-	-

^a % changes are relative to the objective and have been rounded to the nearest whole number.

8.37 The annual mean NO₂ concentrations are below the objective at all receptors. The percentage changes in concentrations relative to the annual mean objective (when rounded) range from zero to 1%, corresponding to a negligible impact at all receptors. Furthermore, as the predicted annual mean NO₂ concentrations are well below 60 µg/m³ at all receptors both without and with the proposed development, it is unlikely that the 1-hour mean NO₂ objective will be exceeded.

PM₁₀ and PM_{2.5}

8.38 Predicted annual mean concentrations of PM₁₀ and PM_{2.5} in 2026 for existing receptors are set out in **Table 8.9** for both the “Without Scheme” and “With Scheme” scenarios. The impacts at each receptor are also described using the impact descriptors given in Table 8.2 of the Original ES.

Table 8.9 Predicted Impacts on Annual Mean PM₁₀ and PM_{2.5} Concentrations in 2028 (µg/m³)

Receptor	Annual Mean PM ₁₀ (µg/m ³)				Annual Mean PM _{2.5} (µg/m ³)			
	Without Scheme	With Scheme	% Change ^a	Impact Descriptor	Without Scheme	With Scheme	% Change ^a	Impact Descriptor
16	11.0	11.0	0	Negligible	6.9	6.9	0	Negligible
22	11.0	11.0	0	Negligible	6.9	6.9	0	Negligible
23	10.9	10.9	0	Negligible	7.0	7.0	0	Negligible
24	12.0	12.0	0	Negligible	7.4	7.4	0	Negligible
25	12.3	12.4	0	Negligible	7.4	7.4	0	Negligible
26	12.0	12.0	0	Negligible	7.2	7.2	0	Negligible
Criterion	32^b		-	-	20^c		-	-
AMCT	-		-	-	10^d		-	-

^a % changes are relative to the criterion and have been rounded to the nearest whole number.

^b While the annual mean PM₁₀ objective is 40 µg/m³, 32 µg/m³ is the annual mean concentration above which an exceedance of the 24-hour mean PM₁₀ objective is possible, as outlined in LAQM.TG22. A value of 32 µg/m³ is thus used as a proxy to determine the likelihood of exceedance of the 24-hour mean PM₁₀ objective, as recommended in EPUK & IAQM guidance.

^c The PM_{2.5} objective, which was to be met by 2020, is not in Regulations and there is no requirement for local authorities to meet it.

^d To be met by 2040, and provided here for reference only.

8.39 The annual mean PM₁₀ and PM_{2.5} concentrations are well below the relevant criteria at all receptors, with or without the proposed development. The percentage change in concentrations relative to the applicable criteria (when rounded) is 0%, corresponding to a negligible impact at all receptors. Furthermore, as the annual mean PM₁₀ concentrations are below 32 µg/m³, it is unlikely that the 24-hour mean PM₁₀ objective will be exceeded at any of the receptors.

Significance of Operational Air Quality Effects

8.40 The operational development without mitigation is expected to have a **Negligible Permanent Effect** on air quality, which is in line with the conclusions of the Original ES. This professional judgement is made in accordance with the methodology set out in Appendix 8.3 of the Original ES, and takes account of the assessment that:

- pollutant concentrations at worst-case locations within the proposed development will all be below the objectives, thus future residents will experience acceptable air quality; and
- pollutant concentrations at all of the selected worst-case existing receptors along the local road network will be well below the air quality objectives, and all of the impacts are predicted to be negligible.

Achieving Compliance with the PM_{2.5} Targets

- 8.41 The annual mean PM_{2.5} concentrations are well below the AMCT target to be met by 2040 at all receptors, with or without the Proposed Development, as presented above.
- 8.42 Defra have set out in their Interim Planning Guidance (2024) two questions designed to consider whether a development supports the AMCT and PERT PM_{2.5} targets. The first question is “*How has exposure to PM_{2.5} been considered when selecting the development site?*”, whilst the second question is “*What actions and/or mitigations have been considered to reduce PM_{2.5} exposure for development users and nearby receptors (houses, hospitals, schools etc.) and to reduce emissions of PM_{2.5} and its precursors?*”.
- 8.43 Exposure to PM_{2.5} and ways to minimise PM_{2.5} emissions have been considered in the following ways:
- emissions during the construction phase will be managed through the use of appropriate mitigation measures and set out within a Dust Management Plan (DMP) or Construction Environmental Management Plan (CEMP) secured by condition;
 - electric vehicle charging points for every new home;
 - provision of a detailed travel plan setting out measures to encourage sustainable means of transport (public, cycling and walking);
 - provision of pedestrian and cycle access to the new development, including cycle parking; and
 - there are no combustion sources for heat, hot water and electricity.
- 8.44 It is considered that the development complies with the requirements to deliver achievement of the AMCT and PERT by 2040 as appropriate action has been taken to minimise emissions of PM_{2.5} and its precursors as far as is reasonably practicable.

Mitigation

Construction Phase Assessment

- 8.45 Due to the updated Construction Dust Risk Assessment, additional mitigation measures are recommended to comply with updated guidance, however, no additional adverse effects have been generated as a result and remain as stated within the Original ES; **Negligible Temporary Effects**.

Operational Phase Assessment

- 8.46 As presented in the ES and confirmed by the updated assessment presented in this ESA, the Proposed Development will have **Negligible Permanent Effect** during the operational phase. Consequently, no additional mitigation is required.

Residual Effects and Monitoring

Construction Phase Assessment

- 8.47 Residual effects during the construction phase remain unchanged from those presented in the Original ES.

Operational Phase Assessment

- 8.48 Residual effects during the operational phase remain unchanged from those presented in the Original ES.

Cumulative Effects Assessment

Construction Phase Assessment

- 8.49 Cumulative effects during the construction phase remain unchanged from those presented in the Original ES.

Operational Phase Assessment

- 8.50 Cumulative effects during the operational phase remain unchanged from those presented in the Original ES.

Limitations and Assumptions

- 8.51 Key assumptions made in carrying out this assessment – specifically for operational effects – include:
- the assumption that the proposed development is complete and fully occupied in 2028. In reality, this the first year of occupation and this will have overestimated the traffic emissions and hence the 2028 concentrations and impacts; and
 - that the Odiham meteorological monitoring station appropriately represents conditions in the study area (this is discussed further in **Appendix 8.3**).

Summary of Impacts

- 8.52 As identified within the Original ES, there are no likely significant environmental effects as a result of the Proposed Development.

Table 8.10 Summary Table of Effects

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Construction				
Construction dust impact upon surrounding properties and particulate matter impacts upon local residents	Temporary	N/A	Dust mitigation measures as set out in Appendix 8.4 of this ESA.	Negligible
Completed Development				
Emissions from traffic generated by the development on existing sensitive human receptors	Permanent	Negligible	None required, although measures to minimise transport emissions are set out in Chapter 7 of this ESA	Negligible
Cumulative Effect				
Construction	As above			
Operation	As above			

9. HYDROLOGY AND FLOOD RISK

Introduction

- 9.1 This Environmental Statement (ES) Addendum has been prepared to address changes to the Proposed Development that have arisen since the submission of the Original ES. It responds to updates to the Parameter Plans, which reflect consultee feedback and the continued evolution of the scheme during the determination period.
- 9.2 This Chapter of the ESA assesses the likely significant effects of the Proposed Development with respect to Hydrology and Flood Risk, particularly the effects on watercourses and flood risk both on-and off-Site. This Chapter also describes the legislation, planning policy and guidance framework; the methods used to assess the effects; the significance criteria, baseline conditions currently existing at the application Site and future baseline; an assessment of effects, the mitigation measures required to prevent, reduce or offset any significant negative effects; the likely residual effects after these measures have been adopted and monitoring; and any cumulative effects.
- 9.3 The authors are considered to be 'competent experts' as per the requirements of the 2017 EIA regulations. The authors of the assessment have the relevant qualifications, membership with relevant institute and experience in undertaking the assessment.
- 9.4 This Chapter aims to highlight where the change to the parameter plans has resulted in a change to the findings of the ES. As such this should be read in conjunction with the Original ES.

Legislation, Planning Policy and Guidance

- 9.5 Having considered changes to legislation, planning policy and guidance since the Original ES Chapter was prepared, it is identified that the only relevant updates relate to the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). Accordingly, these updated documents have been used to inform the ES Addendum.

National Planning Policy Framework

- 9.6 The National Planning Policy Framework (NPPF), updated most recently in February 2025, sets out the Government's planning policies for England and how they are expected to be applied. In terms of Water Resources and Flood Risk, the NPPF sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow, with a view to achieving sustainable development.

Planning Practice Guidance

- 9.7 To accompany the updated NPPF, the web-based Planning Practice Guidance (PPG) provides additional technical guidance of flood risk and coastal change. The PPG retains key elements of former Planning Policy Statement (PPS) 25 Development and Flood Risk (withdrawn on adoption of the NPPF) as an interim measure, pending a wider review of guidance to support planning policy. The original technical guidance published in 2012 has

also been replaced by this web-based resource. This was most recently updated in February 2024.

9.8 In terms of the general planning approach to Development and Flood Risk, the Flood Risk and Coastal Change PPG sets out the following main steps to be followed:

- Avoid Flood Risk;
- Control Flood Risk; and
- Mitigate and manage residual Flood Risk.

9.9 The guidelines also suggest that in plan - making, local planning authorities apply a sequential approach to Site selection so that development is, as far as reasonably possible, located where the risk of flood (from all sources) is lowest, taking account of climate change and the vulnerability of future uses to flood risk. In plan-making this involves applying the 'Sequential Test' to Local Plans and, if needed, the 'Exception Test' to Local Plans. Guidance on when and how the 'Sequential' and 'Exception' Tests should be applied to planning applications is also provided in the PPG.

9.10 Considering these updates to the legislation, there is no change to the assessment and conclusions of the ES.

Assessment Methodology

9.11 No change from Original ES.

Scope and Study Area

9.12 No change from the Original ES.

Consultation Sources

9.13 No change from Original ES.

Baseline Surveys

9.14 No change from Original ES.

Methodology of the Assessment

9.15 No change from Original ES.

Significance Criteria

9.16 No change from the Original ES.

Demolition Phase Assessment

9.17 No change from Original ES.

Construction Phase Assessment

9.18 No change from Original ES.

Operational Phase Assessment

- 9.19 No change from Original ES.

Baseline Conditions

Summary of Baseline Conditions

- 9.20 The previously submitted Environmental Statement (ES) and associated supplementary Flood Risk Assessment (FRA) were informed by Environment Agency (EA) datasets that are now superseded. These included the Risk of Flooding from Surface Water (RoFSW), Flood Map for Planning (FMP), and the Risk of Flooding from Rivers and Sea (RoFRS) datasets.
- 9.21 The EA has since published updated national datasets for flood and coastal erosion risk assessment. These datasets incorporate projected future risk scenarios that account for climate change allowances and were most recently updated in August 2025.
- 9.22 The EA describes the updated National Flood Risk Assessment (NaFRA) as follows:
- *“Providing an integrated national assessment of both current and future flood risk from rivers, the sea, and surface water;*
 - *Combining existing high-resolution local datasets with enhanced national-scale modelling;*
 - *Incorporating the potential impacts of climate change on flood risk, derived from UK Climate Projections 2018 (UKCP18);*
 - *Presenting indicative flood depth information; and*
 - *Offering substantially enhanced spatial resolution, enabling improved delineation and interpretation of flood risk extents.”*
- 9.23 The relevant EA datasets have subsequently been revised to incorporate NaFRA2, which represents the latest methodological framework adopted by the EA for national flood risk assessment. As a result, model outputs associated with these datasets have changed, leading to revisions to the established flood risk baseline. The implications of these changes are outlined in the sections below.

Fluvial Flood Risk

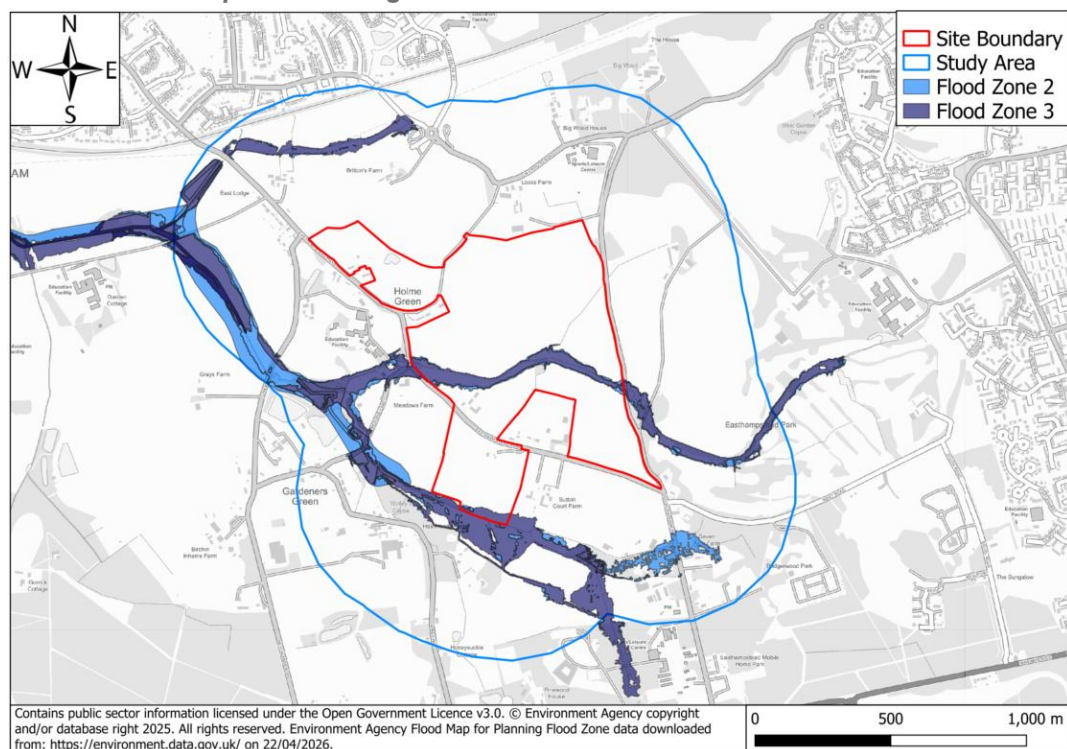
EA Flood Map for Planning

- 9.24 The EA Flood Map for Planning provides an initial indication of the extent of Flood Zones. In the PPG Table 1, Flood Zones are defined as follows:
- ‘Flood Zone 1 ‘Low Probability’ – Land having less than 0.1% annual probability of river or sea flooding.
 - Flood Zone 2 ‘Medium Probability’ – Land having between a 1% and 0.1% annual probability of river flooding, or between a 0.5% and 0.1% annual probability of sea flooding.

- Flood Zone 3a 'High Probability' – Land having a 1% or greater annual probability of river flooding, or land having a 0.5% or greater annual probability of sea flooding'.

9.25 **Figure 9.1** shows the EA Flood Map for Planning across the entirety of the study area.

Figure 9.1 EA Flood Map for Planning



- 9.26 The EA Flood Map for Planning in **Figure 9.1** shows that the majority of the Site lies within Flood Zone 1, defined as 'Low Probability' – land having less than 0.1% annual probability of river flooding.
- 9.27 An area bisecting the centre of the Site, corresponding to the presence of an Ordinary Watercourse, is located within Flood Zone 2 and Flood Zone 3. Flood Zone 2 is defined as 'Medium Probability' – land having between a 1% and 0.1% annual probability of river flooding, and Flood Zone 3 is defined as 'High Probability' – land having a 1% or greater annual probability of river flooding.
- 9.28 A small area adjacent to the southern Site boundary also lies within Flood Zone 3 due to the presence of an Ordinary Watercourse.
- 9.29 The current EA Flood Map for Planning, shown in **Figure 9.1**, remains broadly consistent with the now superseded EA Flood Map for Planning presented in the Original ES. The previous mapping identified a more extensive area of Flood Zone 2 across the Site when compared to the current mapping. Flood Zone 3 extents are largely similar between both datasets; however, the earlier mapping showed a greater extent of Flood Zone 3 to the south of the Site.

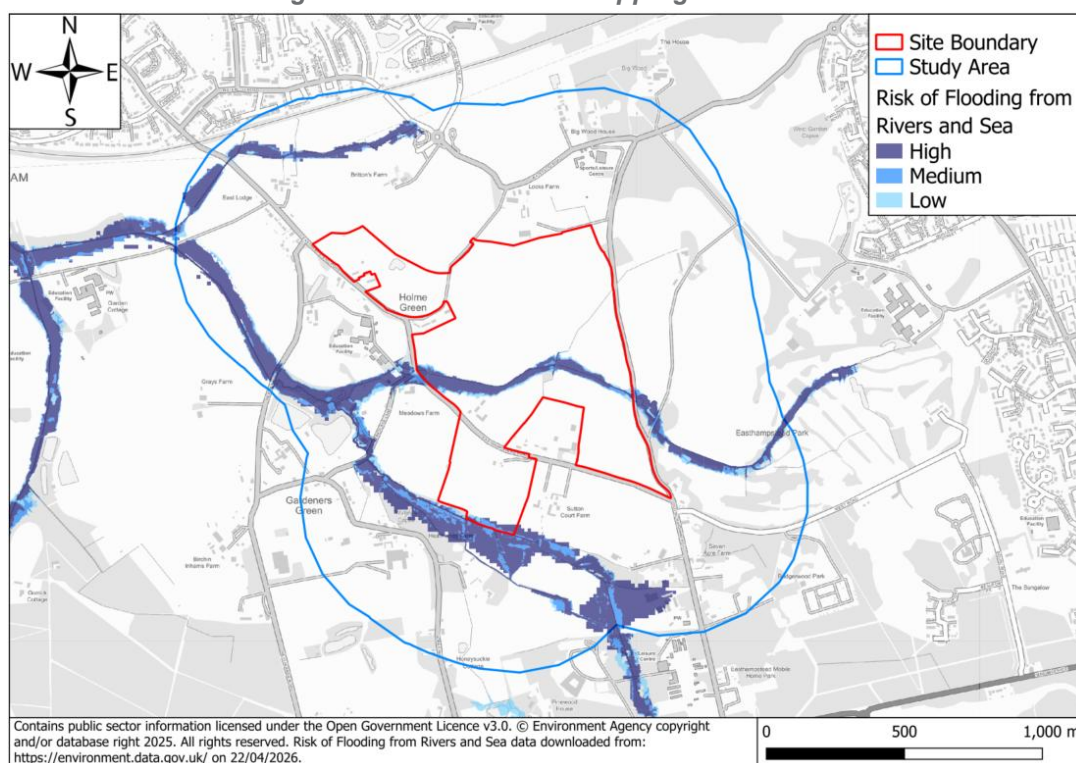
EA NaFRA Risk of Flooding from Rivers and Sea Mapping

9.30 The EA's Risk of Flooding from Rivers and Sea (RoFRS) mapping shows the chance of flooding from rivers and the sea taking into account the presence and condition of flood defences. Risk is displayed as one of four likelihood bandings:

- 'High - greater than or equal to 3.3% chance in any given year (1 in 30);
- Medium - less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year;
- Low - less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1,000) chance in any given year;
- Very Low - less than 0.1% chance in any given year (1 in 1,000)'.

9.31 **Figure 9.2** shows the EA RoFRS mapping across the entirety of the study area.

Figure 9.2 EA Risk of Flooding from Rivers and Sea Mapping



9.32 The EA Risk of Flooding from Rivers and Sea Mapping in **Figure 9.2** shows that most of the Site is not at risk of flooding from rivers or sea.

9.33 The mapping conforms with the Flood Map for Planning shown in **Figure 9.1**. An area of 'High', 'Medium' and 'Low' risk of flooding from rivers and sea bisects the Site, conforming with the channel and surrounding floodplain of an Ordinary Watercourse.

9.34 An area at the southern Site boundary lies within an area of 'High' and 'Medium' risk of flooding from rivers and sea due to the presence of an unnamed Ordinary Watercourse and adjacent floodplain.

- 9.35 Based on the latest EA NaFRA RoFRS mapping, alongside the updated EA Flood Map for Planning, and when considered alongside the updated Parameter Plans, the baseline fluvial flood risk remains unchanged. The updated mapping does not result in any change to the baseline fluvial flood risk relevant to the Proposed Development.

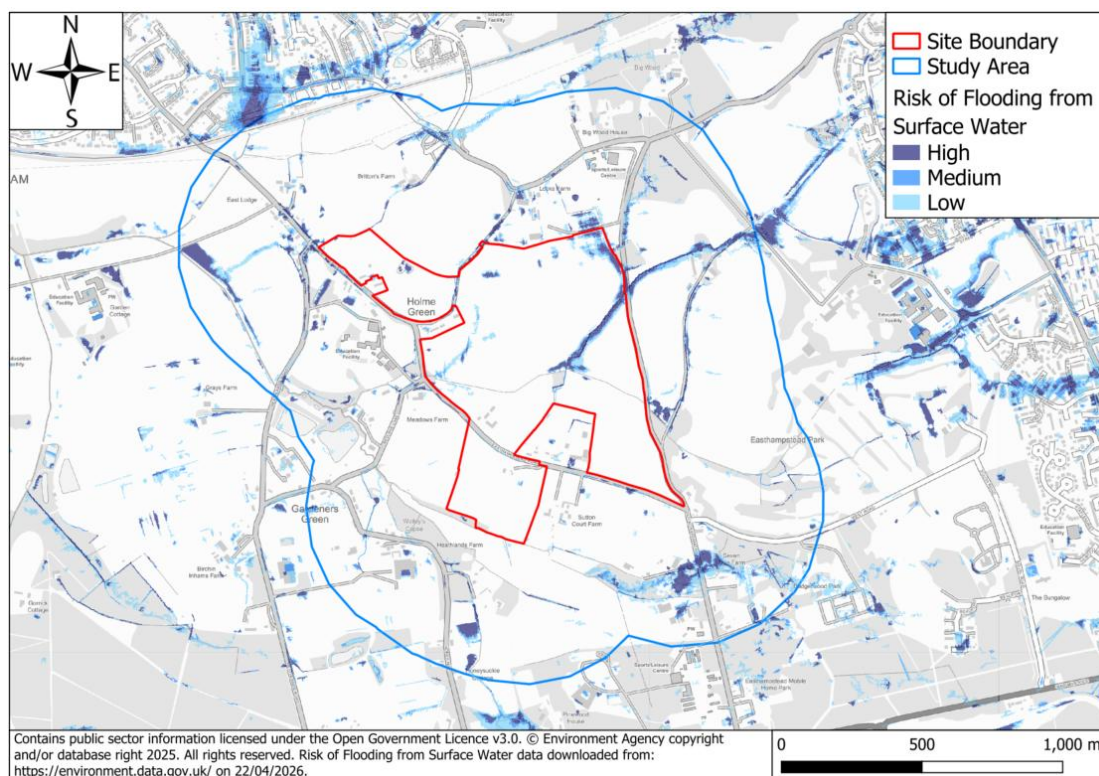
Pluvial Flood Risk

EA NaFRA Risk of Flooding from Surface Water Mapping

- 9.36 The EA's Risk of Flooding from Surface Water (RoFSW) mapping indicates areas that could be susceptible to surface water flooding during extreme rainfall events. The EA surface water mapping defines rainfall events based on the following:
- 'High - greater than or equal to 3.3% (1 in 30) chance in any given year;
 - Medium - less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year;
 - Low - less than 1% (1 in 100) but greater than or equal to 0.1% (1 in 1000) chance in any given year'.

- 9.37 **Figure 9.3** shows the EA RoFSW mapping across the entirety of the study area.

Figure 9.3 EA Risk of Flooding from Surface Water Mapping



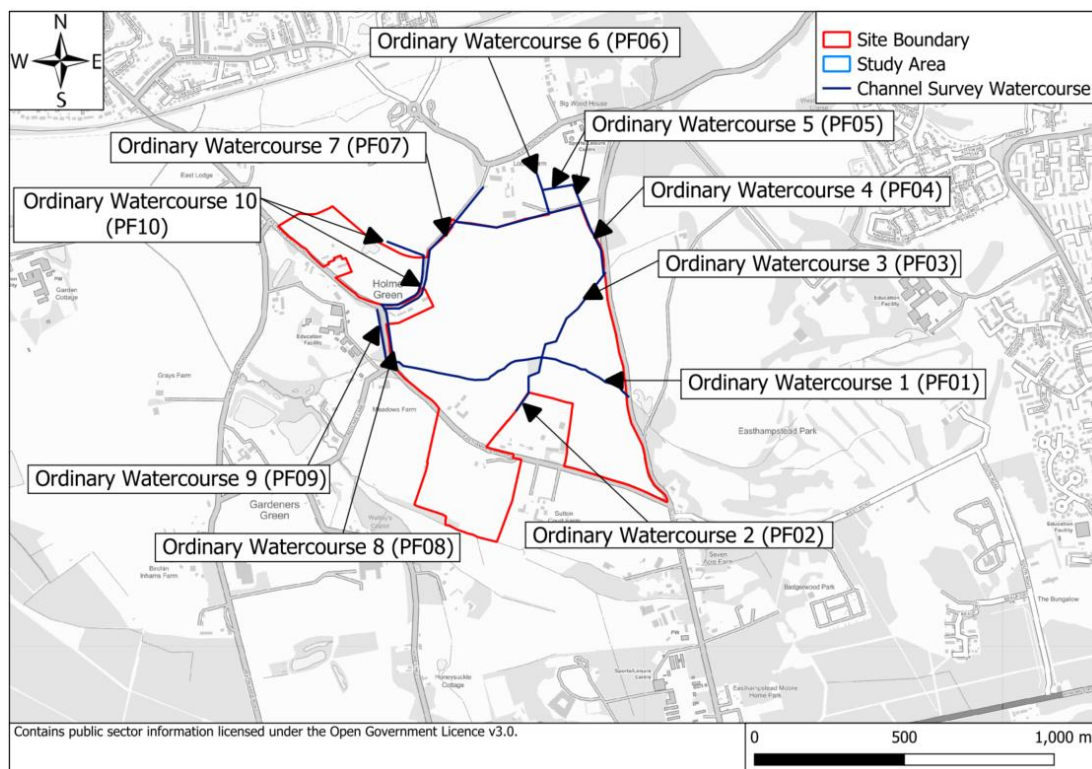
- 9.38 The EA Risk of Flooding from Surface Water Mapping in **Figure 9.3** shows that most of the Site is not at risk of flooding from surface water.

- 9.39 A surface water flow route at 'High', 'Medium' and 'Low' risk of surface water flooding enters the Site at the western boundary, flowing in a southwest direction through the Site. This flow route corresponds to an Ordinary Watercourse that enters the Site before eventually discharging into a second Ordinary Watercourse at the centre of the Site.
- 9.40 A second surface water flow route at 'High', 'Medium' and 'Low' risk of surface water flooding is evident, adjacent to the northern Site boundary. This area corresponds to the presence of a series of drainage ditches within an area of treeline along the Site boundary.
- 9.41 A third surface water flow route at 'High', 'Medium', and 'Low' risk of surface water flooding is present at the western centre of the Site. This flow route conforms with an overland flow pathway and conveys flow in a southwest direction across the field and off-Site.
- 9.42 Small areas of surface water ponding at 'High', 'Medium' and 'Low' risk are present at both the north of Site and beyond the southern Site boundary and correspond to areas of localised topographical low points.
- 9.43 The now superseded EA RoFSW mapping presented in the Original ES identified substantially more extensive areas at risk of surface water flooding across the Site, closely aligning with the Ordinary Watercourse network. This has since been significantly refined in the latest EA NaFRA RoFSW mapping, which provides a more detailed and proportionate representation of surface water flooding.
- 9.44 On this basis, and when considered alongside the updated Parameter Plans, the baseline flood risk from surface water remains unchanged. The updated mapping does not result in any change to the baseline surface water flood risk relevant to the Proposed Development.

Detailed Fluvial Flood Modelling

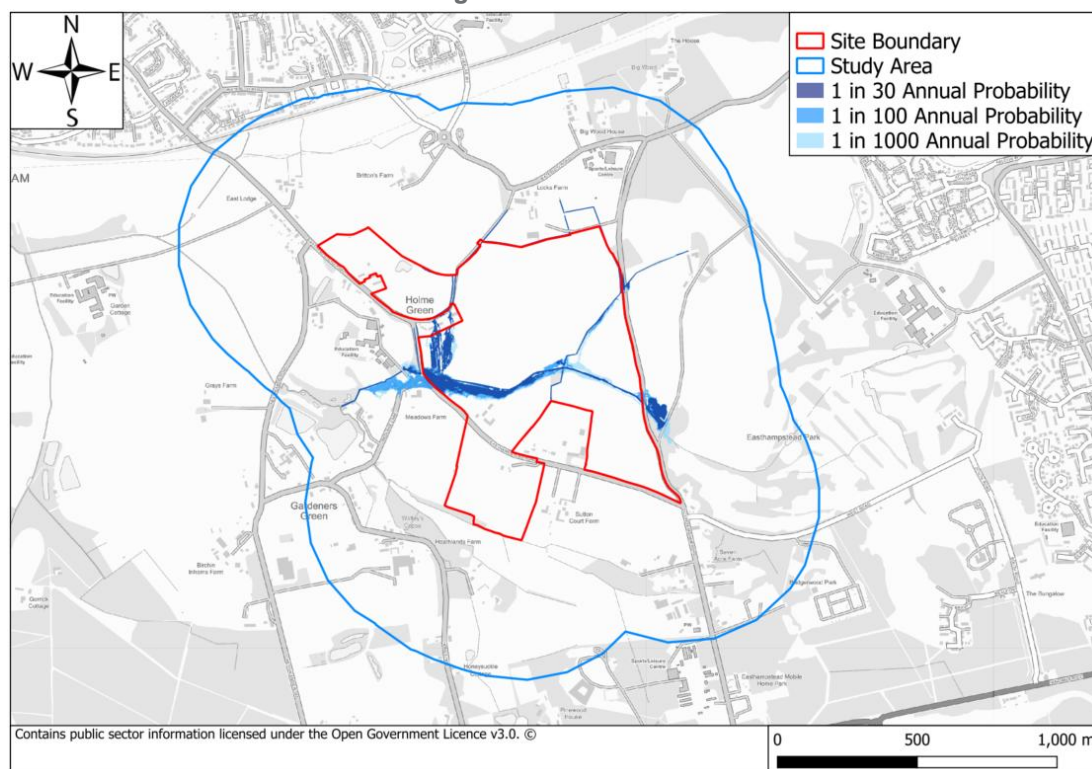
- 9.45 The EA mapping is strategic, and, in this location, further detailed modelling has been undertaken by Abley Letchford since the completion of the Original ES Chapter and supplementary FRA. The detailed fluvial flood modelling is then used to inform the master planning strategy through identifying flood risk constraints, with modelled of the Proposed Development also undertaken to demonstrate compliance with planning policy.
- 9.46 **Figure 9.4** shows the channel survey watercourses, labelled from Ordinary Watercourse 1 (PF01) to Ordinary Watercourse 10 (PF10). These watercourses were included within the detailed fluvial flood model.

Figure 9.4 Channel Survey Watercourses



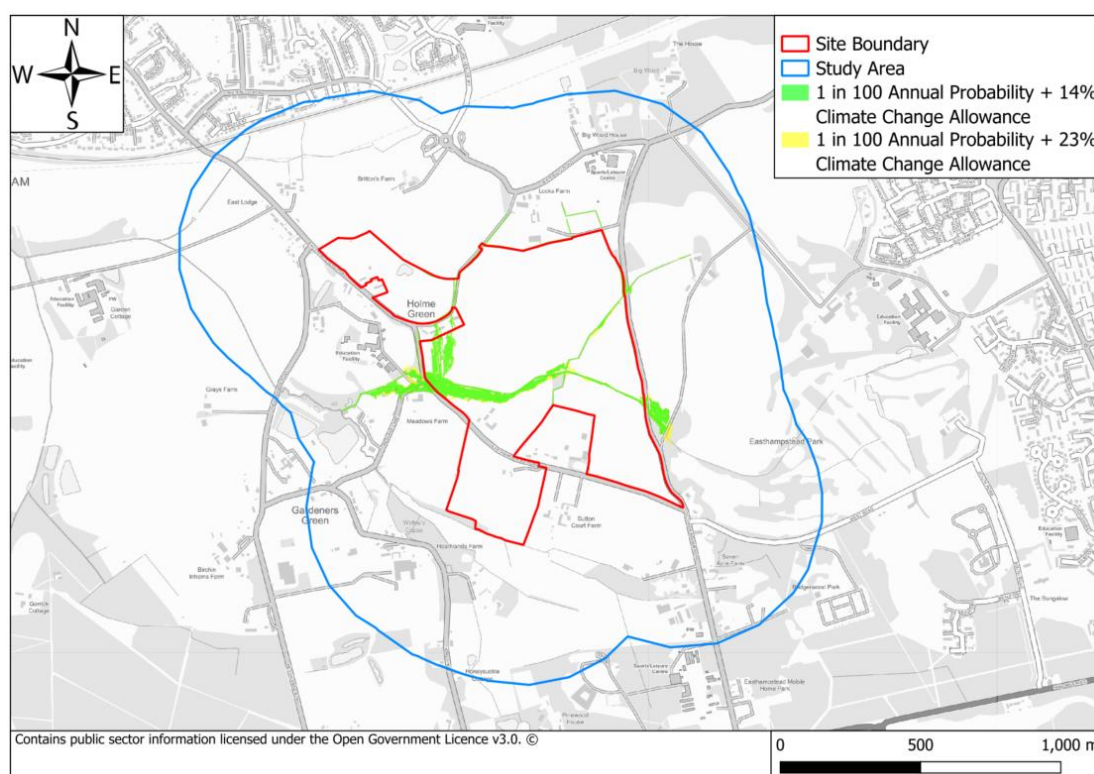
9.47 **Figure 9.5** shows the baseline flood extents derived from the detailed fluvial flood modelling.

Figure 9.5 Detailed Fluvial Flood Modelling - Baseline Flood Extents



- 9.48 The flood extents in **Figure 9.4** show the 1 in 30 annual probability, 1 in 100 annual probability and 1 in 1,000 annual probability maximum flood extents. The flooding extent conforms to the locations of the watercourses and watercourse corridors. This can be seen most notably at PF01 flowing east to west through the centre of the Site.
- 9.49 At the northeast of the Site, where there has been the inclusion of PF04 and PF05 channels, flow is seen to be contained within the channel network.
- 9.50 **Figure 9.5** shows the baseline flood extents with an added climate change allowance derived from the detailed fluvial flood modelling.

Figure 9.6 Detailed Fluvial Flood Modelling – 1 in 100 Annual Probability +14% and +23% Climate Change Allowance Baseline Flood Extents

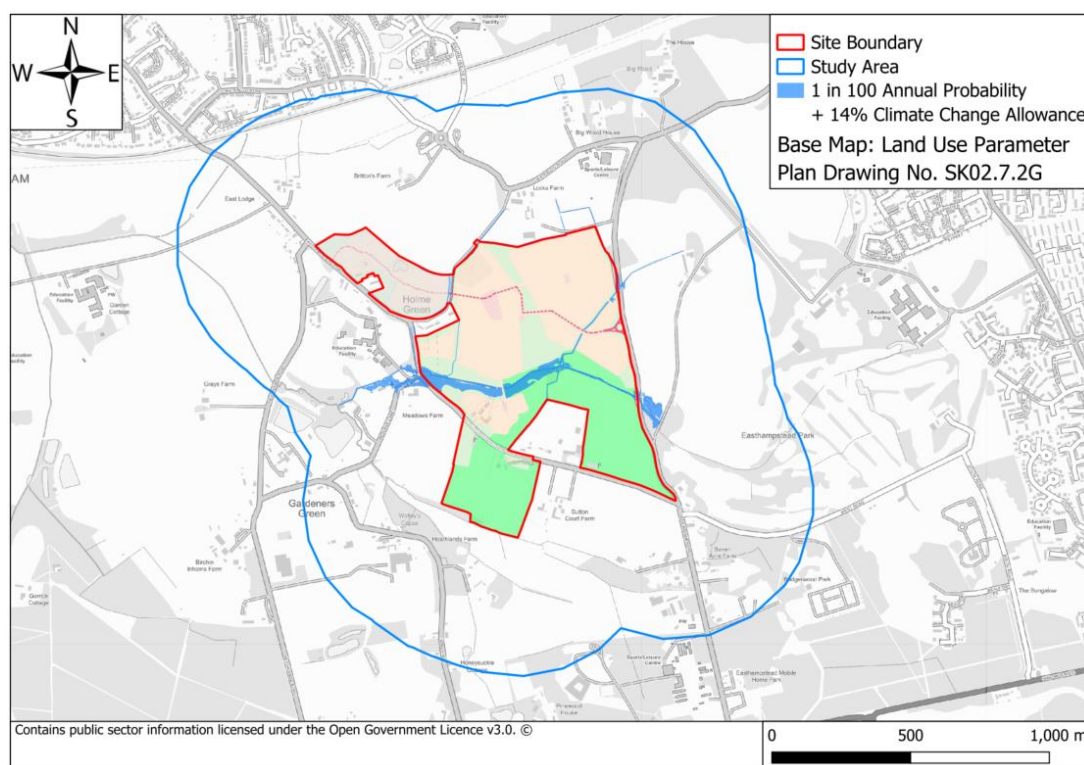


- 9.51 The flood extents in **Figure 9.5** show the maximum flood extents corresponding to a 1 in 100 annual probability event with a 14% climate change allowance and a 1 in 100 annual probability event with a 23% climate change allowance.
- 9.52 Flow is generally contained within the banks of the mapped channels; however, localised out of bank conditions are observed in several areas. In particular, exceedance of channel capacity occurs at the downstream extent of PF01. Consistent with the flood extents illustrated in **Figure 9.5**, out of bank flooding is also evident downstream of PF01 and at the confluence of PF01, PF02 and PF03. In addition, an overland flow pathway associated with PF10 is present along the western boundary of the Site.
- 9.53 Under all baseline scenarios assessed, and for future climate change scenarios incorporating allowances of +14% and +23%, modelled flood extents indicate flooding to the east of PF08

extending across the Site towards Holme Green. The flooding originates from PF10, where no culvert was identified during the topographic survey, nor observed during the Site walkover. As a result, flows from PF10 exceed channel capacity, leading to overtopping and conveyance along the northern track. Exceedance flows subsequently follow localised low points along the northern access track before flowing southwards through the Site and discharging into PF01. Modelled flood depths within this flow pathway are shallow, generally less than 0.02 m.

- 9.54 The updated Parameter Plans identify this area as a proposed residential development parcel
- 9.55 **Figure 9.7** shows the post-development 1 in 100 annual probability with a 14% climate change allowance flood extent.

Figure 9.7 Post-Development 1 in 100 Annual Probability + 14% Climate Change Allowance Flood Extent



- 9.56 The post development flood extents presented in **Figure 1.7** demonstrate that flooding previously shown within the proposed residential development parcel under pre development conditions (**Figure 9.5 and Figure 9.6**) is mitigated in the post development scenario. This reduction in flood extent is attributed to the incorporation of post development drainage measures, specifically a series of swales, within the detailed fluvial flood modelling. These mitigation features are integral to the Proposed Development and are embedded within the design of the scheme.
- 9.57 Considering the detailed fluvial flood modelling undertaken across the Site, the mitigation embedded within the Proposed Development will reduce and manage flood risk effectively.

- 9.58 When considered alongside the updated Parameter Plans, the overall assessment of flood risk is unchanged from that presented in the Original ES, and the previous conclusions remain valid.

Baseline Conditions (incorporating a Future Baseline)

- 9.59 No change from Original ES.

Assessment of Effects

- 9.60 No change from the Original ES.

Construction Phase Assessment

- 9.61 No change in the assessment of significance from the Original ES.

Operational Phase Assessment

- 9.62 No change in the assessment of significance from the Original ES.

Mitigation

- 9.63 No change from the Original ES.

Construction Phase Assessment

- 9.64 No change from Original ES.

Operational Phase Assessment

- 9.65 No change from Original ES.

Residual Effects and Monitoring

- 9.66 No change in the assessment of significance from the Original ES.

Construction Phase Assessment

- 9.67 No change in the assessment of significance from the Original ES.

Operational Phase Assessment

- 9.68 No change in the assessment of significance from the Original ES.

Monitoring

- 9.69 No change from the Original ES.

Construction Phase Assessment

- 9.70 No change from Original ES.

Operational Phase Assessment

- 9.71 No change from Original ES.

Cumulative Effects Assessment

- 9.72 No change from the Original ES.

Construction Phase Assessment

- 9.73 No change from Original ES.

Operational Phase Assessment

- 9.74 No change from Original ES.

Limitations and Assumptions

- 9.75 No change from the Original ES.

Summary of Impacts

- 9.76 No change from the Original ES.

Conclusion

- 9.77 This ES Addendum has been prepared to consider the implications of the updated Parameter Plans and the refined understanding of flood risk arising from updated mapping and detailed fluvial flood modelling. Whilst the updated flood mapping has resulted in changes to the description of the flood related baseline conditions, these changes reflect improved resolution and assessment rather than changes in flood behaviour at the Site. The updated baseline conditions are independent of, and unaffected by, the amendments to the Parameter Plans.
- 9.78 Considering the updated flood mapping, the detailed modelling undertaken and presented, and the revised Parameter Plans, the flood risk baseline in the context of the Proposed Development is confirmed to remain unchanged in terms of risk to receptors. The proposed amendments to the scheme do not give rise to any new or increased flood risk and do not alter the interactions between the Proposed Development and the identified flood risk. Accordingly, the assessment methodology, significance of effects and conclusions presented in the Original ES remain valid, with no further amendments required.

10. BIODIVERSITY

Introduction

- 10.1 This Chapter of the Environmental Statement Addendum (ESA) provides an update to Chapter 10: Biodiversity of the Original Environmental Statement submitted in support of the South Wokingham SDL Extension proposals. The Chapter has been prepared in response to amendments to the proposed development and to provide updated ecological information following additional survey work undertaken during 2025 and early 2026.
- 10.2 The assessment has been informed by updated ecological surveys and technical appendices prepared by Ethos Environmental Planning, including updated habitat surveys and protected species surveys for bats, great crested newt, breeding birds, badger and dormouse. The updated survey work was undertaken to review the validity of the original ecological baseline and determine whether any material changes to ecological conditions had occurred since completion of the original assessment.
- 10.3 This Chapter should be read alongside the Original ES Chapter 10 and associated technical appendices. Unless otherwise stated, the conclusions of the Original ES remain valid and applicable to the amended scheme proposals.
- 10.4 The assessment has been undertaken in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland (2018).

Legislation, Planning Policy and Guidance

National Planning Policy Framework (2024)

- 10.5 Since submission of the Original ES, the NPPF has been revised. The NPPF wording included within the Original ES remains unchanged, but the paragraph numbers have been updated from 186 to 193 and from 191 to 198 respectively. This amendment has no impact on the biodiversity assessment.
- 10.6 There are no further changes from the Original ES in relation to legislation or planning policy.

Assessment Methodology

- 10.7 No change from the Original ES.

Significance Criteria

- 10.8 No change from the Original ES.

Baseline Conditions

Introduction

- 10.9 Updated ecological surveys and habitat reassessments undertaken during the 2025 and 2026 survey seasons identified a number of changes and refinements to the ecological baseline presented within the Original ES Chapter 10: Biodiversity. The updated surveys

were undertaken to review the validity of the original baseline conditions and determine whether any material changes to ecological receptors, species presence or habitat conditions had occurred since completion of the original assessment.

- 10.10 The updated survey work confirmed that the majority of habitats across the Site and wider South Wokingham SDL Extension remain broadly consistent with those previously assessed. Habitats continue to comprise a mosaic of modified grassland, neutral grassland, arable land, woodland, hedgerows, scrub, watercourses, ponds and associated green infrastructure features.
- 10.11 However, updated surveys identified several refinements to the ecological baseline relevant to the assessment, including:
- confirmation of the likely local presence of great crested newt (*Triturus cristatus*) within the wider SDL landscape following updated eDNA survey results and review of surrounding habitat connectivity;
 - confirmation of continued barbastelle bat (*Barbastella barbastellus*) activity associated with hedgerow and woodland commuting corridors across the Site and wider landscape; and
 - updated breeding bird survey information confirming the presence of ground nesting bird species including skylark (*Alauda arvensis*) within suitable open habitats associated with the Site.
- 10.12 Updated ecological information is provided within the following technical appendices:
- Technical Appendix 10.1: Priors Farm Ecological Technical Appendix Update;
 - Technical Appendix 10.2: Pearce's Farm Ecological Technical Appendix Update; and
 - Technical Appendix 10.3: Byway 30 Ecological Technical Appendix Update.
- 10.13 The updated survey findings have informed a review of the original assessment conclusions. Unless otherwise stated within this Chapter, the findings and conclusions of the Original ES remain valid.

Barbastelle Bat

- 10.14 Updated bat survey analysis undertaken as part of the 2025 and 2026 survey updates has refined the understanding of barbastelle bat (*Barbastella barbastellus*) activity across the Site and wider South Wokingham SDL Extension landscape. Whilst barbastelle bat activity was recorded during the original survey work, advancements in static detector analysis software, automated call classification and species identification techniques have enabled greater confidence in distinguishing barbastelle bat calls from other clutter-edge foraging species and Myotis-type calls within large static detector datasets.
- 10.15 In addition, updated interpretation methodologies and analytical approaches, including the application of commuting corridor analysis and refined activity assessment techniques such as Miller's Index, have enabled a more robust understanding of barbastelle bat use of the Site and wider connected landscape. The updated analysis confirms that barbastelle bat

activity is primarily associated with connected hedgerow networks, woodland edges, watercourses and dark linear commuting corridors extending through the wider SDL Extension area.

- 10.16 The updated assessment confirms that the Site forms part of a wider functional commuting and foraging landscape for barbastelle bat rather than supporting key roosting habitat. No confirmed barbastelle roosts have been identified within the Site; however, the species is considered an Important Ecological Feature due to its conservation status, rarity and sensitivity to habitat fragmentation and artificial lighting.
- 10.17 The updated survey analysis has therefore refined the understanding of barbastelle bat activity and habitat use across the Site and wider landscape but does not materially alter the overall conclusions of the Original ES. The retention of connected green infrastructure corridors, woodland edge habitats, hedgerows and riparian features remains important in maintaining ecological connectivity for commuting and foraging barbastelle bats across the wider South Wokingham SDL Extension landscape.

Great Crested Newt (GCN)

- 10.18 Great crested newt (*Triturus cristatus*) habitat suitability assessment and eDNA surveys were originally undertaken in 2022 in relation to ponds within and adjacent to the Site. Habitat Suitability Index (HSI) assessments identified Pond 1 as providing average suitability (HSI 0.627), Pond 2 as below average suitability (HSI 0.520), and Ponds 3 and 4 as providing poor suitability for great crested newt.
- 10.19 Environmental DNA (eDNA) surveys undertaken in 2022 returned negative results for great crested newt within the surveyed ponds. However, updated site inspections undertaken in 2025 identified that ponds within the application area were dry during the survey period and therefore could not be re-tested using eDNA methodologies.
- 10.20 Whilst no confirmed records of great crested newt were identified within the application area, the wider South Wokingham SDL Extension landscape contains suitable terrestrial habitat and pond networks capable of supporting dispersing amphibians. In accordance with the precautionary principle, and taking account of the wider ecological context of the SDL Extension, the updated assessment assumes likely presence of great crested newt within the wider landscape and potential occasional use of suitable terrestrial habitats within the Site.

Skylark

- 10.21 Updated ecological survey work undertaken across the Site and wider South Wokingham SDL Extension identified suitable open grassland and arable habitats capable of supporting breeding skylark (*Alauda arvensis*). Skylark is a ground nesting farmland bird species listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and is Red-listed as a Bird of Conservation Concern due to significant long-term population declines within the UK.
- 10.22 The updated baseline for skylark has been informed by habitat assessments, incidental field observations recorded during ecological surveys and the 2026 static acoustic bird monitoring undertaken across the wider SDL Extension landscape. These survey data identified skylark

activity associated with suitable open habitats within and adjacent to the Site and provide sufficient information to undertake a precautionary assessment of likely breeding use.

- 10.23 Based on the extent, configuration and quality of suitable open habitat within the Site, together with observations of skylark territorial and flight display behaviour recorded during surveys, the Site is considered likely to support a low number of breeding territories. Published breeding bird survey methodologies and skylark territory mapping guidance identify breeding territories through repeated observations of singing males and territorial behaviour within suitable open habitats (Bibby et al., 2000; Gilbert et al., 1998). In lowland farmland landscapes, skylark territory densities commonly range between approximately 0.1 and 0.3 breeding territories per hectare depending on habitat quality, vegetation structure, field size and surrounding land use context (Donald, 2004).
- 10.24 Taking account of the extent and configuration of suitable habitat within the Site, together with observations of skylark territorial and flight display behaviour recorded during surveys, it is estimated that the Site and immediately adjacent suitable habitats are likely to support approximately 2–4 breeding pairs of skylark during favourable breeding seasons. This estimate is considered precautionary and proportionate and is consistent with published skylark territory density guidance and comparable lowland farmland development sites.

Assessment of Effects

- 10.25 The updated baseline information has been reviewed against the assessment of effects presented within the Original ES Chapter 10: Biodiversity. For the majority of ecological receptors, the conclusions of the Original ES remain valid. However, updated baseline information relating to great crested newt, barbastelle bat and skylark has been considered further below.

Barbastelle Bat

- 10.26 The updated bat analysis has refined the understanding of barbastelle bat use of the Site and wider SDL Extension landscape. The updated assessment confirms that barbastelle activity is associated primarily with connected hedgerow networks, woodland edges, watercourses and dark commuting corridors. No barbastelle roosts have been identified within the Site.
- 10.27 The Original ES already assessed the Site's bat assemblage as an Important Ecological Feature and considered impacts associated with habitat fragmentation, hedgerow loss and lighting. The updated information therefore refines the baseline but does not materially alter the overall assessment of effects.
- 10.28 Construction and operational effects on barbastelle bat would remain associated with potential disruption of commuting and foraging habitat through vegetation loss, fragmentation and artificial lighting. With the retention of key green infrastructure corridors, protection of retained hedgerows and woodland edges, and implementation of a sensitive lighting strategy, effects on barbastelle bat are assessed to remain minor adverse and not significant.

Great Crested Newt

- 10.29 The Original ES scoped great crested newt (*Triturus cristatus*) out of further assessment on the basis of negative eDNA survey results and the limited suitability of habitats within the Site for supporting a resident population. Updated survey work and review of the wider South Wokingham SDL Extension ecological baseline has, however, identified the potential for occasional terrestrial use of suitable habitats within the Site by dispersing great crested newts associated with the wider connected landscape. Whilst no confirmed breeding ponds or confirmed records of great crested newt have been identified within the application Site itself, the wider SDL landscape contains suitable habitat connectivity and confirmed records within the broader area. A precautionary approach has therefore been adopted within the updated assessment.
- 10.30 Potential construction phase impacts could include temporary disturbance, habitat loss and incidental risk of injury or mortality to dispersing individuals during vegetation clearance, groundworks and movement of construction machinery. However, the Site is not currently considered to support core breeding habitat or a confirmed resident population of great crested newts and the likely use of the Site is considered to be limited to occasional dispersal and terrestrial use of suitable habitats.
- 10.31 Subject to implementation of precautionary mitigation measures, including sensitive vegetation clearance, ecological supervision where required and retention and enhancement of green infrastructure corridors, effects on great crested newt are assessed as negligible to minor adverse and not significant.

Skylark

- 10.32 The updated baseline identifies skylark as likely breeding within suitable open habitats across the Site and immediately adjacent land, with an estimated 2–4 breeding pairs during favourable breeding seasons. This represents a refinement to the baseline bird assessment presented in the Original ES.
- 10.33 The Original ES already identified potential impacts on birds from the loss of open ground nesting habitat, disturbance and damage/destruction of nests during construction. The updated skylark information therefore does not introduce a new effect pathway, but confirms that skylark should be specifically considered within the assessment of effects on breeding birds.
- 10.34 In the absence of mitigation, the Proposed Development would result in the permanent loss and fragmentation and permanent loss of suitable open nesting habitat. This would remain consistent with the Original ES conclusion of a long-term moderate adverse effect on birds prior to mitigation.

Mitigation**Barbastelle Bat**

- 10.35 Mitigation measures for barbastelle bat (*Barbastella barbastellus*) will focus on the retention and protection of functional commuting and foraging habitat across the Site and wider SDL

landscape. Key hedgerows, woodland edges, riparian corridors and connected green infrastructure habitats will be retained and enhanced where practicable in order to maintain ecological connectivity.

- 10.36 A sensitive lighting strategy will be prepared to minimise artificial illumination adjacent to retained commuting corridors and foraging habitats. Lighting design will seek to maintain dark corridors across key habitat features through the use of directional lighting, low spill luminaires and appropriate lux level controls.
- 10.37 Additional habitat enhancement measures will include native planting, strengthening of linear habitat corridors and provision of integrated bat roost features within suitable new buildings where appropriate. Construction activities adjacent to retained habitats will be managed to minimise temporary disturbance to commuting and foraging bats.

Great Crested Newt

- 10.38 Mitigation measures for great crested newt (*Triturus cristatus*) will comprise a precautionary approach during construction to minimise the risk of impacts to any dispersing individuals that may occasionally utilise suitable terrestrial habitats within the Site. Measures will include sensitive vegetation clearance undertaken in a directional manner towards retained habitats, ecological supervision where required, provision of escape ramps from excavations and appropriate storage of construction materials to avoid creation of incidental refugia.
- 10.39 The proposed development will retain and enhance green infrastructure corridors, SuDS features and areas of semi-natural habitat throughout the Site, which will maintain habitat connectivity and provide opportunities for amphibian dispersal within the wider landscape. At the time of writing, the available survey evidence does not indicate that inclusion within the NatureSpace District Licensing scheme is necessary; however, this position will continue to be reviewed in consultation with the Local Planning Authority, NatureSpace and Natural England as the wider SDL Extension proposals progress.

Skylark

- 10.40 Mitigation measures for skylark (*Alauda arvensis*) will include standard breeding bird protection measures during construction, including timing of vegetation clearance outside the main bird breeding season (March to August inclusive) where practicable or completion of pre-construction nesting bird checks by a suitably qualified ecologist where works are required during the nesting season.
- 10.41 The proposed green infrastructure and SANG areas provide opportunities for the retention, enhancement and long-term management of suitable open grassland habitat capable of supporting breeding skylark within the wider Site. However, the suitability and long-term effectiveness of these areas for supporting breeding skylark would be dependent on detailed habitat design, vegetation management, levels of recreational disturbance and the extent to which sufficiently open habitat can be maintained within the landscape strategy. Further consideration of habitat configuration, management and any appropriate monitoring requirements may therefore be required through the detailed design process in consultation with the Local Planning Authority.

- 10.42 Long-term habitat management measures may include establishment and management of species-rich grassland, retention of open grassland mosaics and appropriate cutting regimes to maintain habitat suitability for ground nesting birds within retained open space areas where feasible.

Residual Effects and Monitoring

- 10.43 Subject to implementation of the mitigation measures identified within this Chapter and the Original ES, residual effects on barbastelle bat and great crested newt are assessed as negligible to minor adverse and not significant.
- 10.44 Residual effects on skylark are also assessed as minor adverse and not significant following implementation of standard breeding bird mitigation measures together with retention, enhancement and long-term management of suitable open habitat within the proposed green infrastructure and SANG areas.
- 10.45 No additional significant residual ecological effects beyond those identified within the Original ES are anticipated.

Monitoring

- 10.46 Ecological monitoring requirements remain as set out within the Original ES. Monitoring associated with retained and enhanced habitats, including green infrastructure, SANG habitats and lighting controls, will be secured through the detailed design process and associated Landscape and Ecological Management Plan (LEMP), where required.
- 10.47 The requirement for any additional species-specific monitoring relating to skylark habitat use, recreational disturbance and breeding success, together with any monitoring relating to great crested newt, will be determined in consultation with the Local Planning Authority as the detailed mitigation strategy progresses.

Cumulative Effects Assessment

- 10.48 No change in the assessment of significance from the Original ES.

Limitations and Assumptions

- 10.49 No change from the Original ES.

Summary of Impacts

- 10.50 Updated ecological surveys and reassessment work undertaken during 2025 and 2026 identified refinements to the ecological baseline relating primarily to great crested newt (*Triturus cristatus*), barbastelle bat (*Barbastella barbastellus*) and skylark (*Alauda arvensis*). The updated survey information has refined the understanding of species presence, habitat use and ecological connectivity across the Site and wider South Wokingham SDL Extension landscape. However, subject to the mitigation measures identified within the Original ES and this ESA Chapter, the updated information does not materially alter the overall conclusions of the Original ES.

10.51 **Table 10.1** provides a summary of the residual biodiversity effects associated with the updated ecological baseline and assessment presented within this ESA Chapter. The table identifies the anticipated residual effects during both the construction and operational phases of the Proposed Development following implementation of the mitigation measures identified within the Original ES and this Environmental Statement Addendum. Unless otherwise stated, the conclusions of the Original ES remain valid.

Table 10.1 Summary of Residual Biodiversity Effects Following Mitigation

Residual Effect	Receptor Sensitivity	Impact Magnitude	Nature	Duration	Degree of Effect
Construction Phase					
Barbastelle bat	High	Low	Adverse	Short-term	Minor adverse and not significant
Great crested newt	Medium	Negligible to low	Adverse	Short-term	Negligible to minor adverse and not significant
Skylark	Medium	Medium	Adverse	Short-term	Minor adverse and not significant
Operational Phase					
Barbastelle bat	High	Low	Adverse	Long-term	Minor adverse and not significant
Great crested newt	Medium	Negligible	Adverse	Long-term	Negligible and not significant
Skylark	Medium	Low	Adverse	Long-term	Minor adverse and not significant

References

Bibby, C.J., Burgess, N.D., Hill, D.A. and Mustoe, S.H. (2000) Bird Census Techniques, 2nd Edition. Academic Press, London.

Donald, P.F. (2004) The Skylark. T & AD Poyser, London.

Gilbert, G., Gibbons, D.W. and Evans, J. (1998) Bird Monitoring Methods: A Manual of Techniques for Key UK Species. RSPB, Sandy.

11. LANDSCAPE AND VISUAL

Introduction

- 11.1 This Chapter of the ESA assesses the likely significant effects of the Proposed Development with respect to Landscape and Visual Amenity. This Chapter also describes the legislation, planning policy and guidance framework; the methods used to assess the effects; the significance criteria, baseline conditions currently existing at the application Site and future baseline; an assessment of effects, the mitigation measures required to prevent, reduce or offset any significant negative effects; the likely residual effects after these measures have been adopted and monitoring; and any cumulative effects.
- 11.2 In relation to Landscape and Visual matters, the only changes of relevance are:
- Relocation of the proposed roundabout to the south, with corresponding adjustments to the alignment of the primary route and street network (Application A);
 - Development edge designed to allow retention of the TPO copse (G53) and provide a 15-metre buffer along Old Wokingham Road and the new roundabout (Application A);
 - Widening of the central park at the northeast and northwest corners to soften the transition to the Byway (Application A);
 - Increase of the buffer to the Byway and introduction of a swale from Byway 30 to the Emm Brook tributary, with a 3m active travel route abutting the highway (Application A);
 - Adjustment of the development edge to allow the SANG to flare out towards Easthampstead Road and to widen the SANG/SANG Link (Application A);
 - Amendment of the street pattern to accommodate blue infrastructure and tree planting running north-south in both the eastern and western quarters of the development (Application A);
 - Updates to the internal arrangements and details of the SANG provision (Application A);
 - Minor changes to the development blocks and green infrastructure areas in the Pearces Farm Development Area (Application B);
 - Amendments to Access junction arrangements (Application B);
 - Change in alignment of spur road and streets (Application B);
 - Minor amendment to green infrastructure areas (Application B); and
 - Minor amendments to suds basins (Application B).

Legislation, Planning Policy and Guidance

- 11.3 They only change in legislation, or planning policy since the Original ES is the updated National Planning Policy Framework, with the current version being 2024 and the Original ES reporting under the 2023 version. These updates to paragraph numbers, previous references to paragraph 180 should now refer to paragraph 187.

11.4 As part of the 2023 ES, the 2004 Wokingham District Landscape Character Assessment (WBLCA) was considered. However, the current or updated Wokingham Borough Landscape Character Assessment was published in November 2019.

11.5 The updated WBLCA includes further evaluative information on key sensitivities and values.

11.6 The relevant Valuable Landscape Attributes, Landscape Strategy and Guidelines for landscape character area N1: Holme Green Pastoral Sandy Lowland within which the site falls are detailed as follows:

11.7 Valuable Landscape Attributes

“The open agricultural land which provides a gap between the settlement edge of Finchampstead and Wokingham.

Pastoral farmland, paddocks and sparse settlement pattern to the south of the LCA, creating a rustic feel.

Small areas of valued woodland habitats including narrow wooded tributaries, shelterbelts and a small area of BAP priority habitat lowland mixed deciduous woodland near Ludgrove School, designated as an LWS.

Scattered historic farm buildings and houses, pubs and mansions provide time-depth.

Rural views over fields and towards Wokingham, given a sense of openness and orientation.”

11.8 The Landscape Strategy for the area, to maintain the landscape character of the Holme Green Pastoral Sandy Lowland the following strategy is detailed as follows:

“To conserve and enhance the existing landscape character. The key opportunities are to improve the condition, intactness and presentation of the farmed landscape – with potential for replanting and management of field boundaries, and enhancement of ecological character.

In terms of development, the rural setting of Wokingham should be conserved and management of urban fringe activities on marginal land is also required. The appearance of the new settlement edge as part of the South Wokingham SDL should also be enhanced by extensive planting and integrated within the existing rural landscape context.”

11.9 The relevant Landscape Guidelines can be summarised as follows:

- *“Conserve and manage hedgerows as important wildlife habitats and landscape features as well as the links they provide across the landscape. Reinstate or repair hedgerows with native species where there are opportunities to do so particularly where they have been lost from highly visible locations e.g. along roadsides. Plan for the next generation of hedgerow trees with a programme of tree planting.*
- *Enhance the integration of existing and proposed urban edges through wooded boundaries, new hedgerows and large-species trees to provide visual screening and a*

positive interface between the built up and rural areas that provides an appropriate setting for Wokingham town.

- *Conserve and enhance the wooded character along the small brooks and increase the extent of BAP priority habitat woodland using native species to create a more mixed woodland character and provide links to existing woodland habitats.*
- *Promote woodland creation, particularly in urban fringe areas of South Wokingham SDL to enhance landscape character and provide recreational potential.*
- *Conserve the rural character of the landscape between adjacent settlement clusters, to protect their individual identity, avoiding ribbon development. In particular protect the sensitive areas of open land along the new settlement edge of South Wokingham SDL and undeveloped rural landscapes separating and defining Wokingham and Finchampstead.*
- *Enhance sense of place through careful design (including siting, massing, scale, materials and landscape – and sensitive lighting) to minimise the impacts of any new development on valuable attributes.*
- *Use appropriate tree and hedgerow planting to help integrate new and existing roads, particularly in relation to the South Wokingham Distributor Road and associated road and rail crossings.*
- *Enhance informal recreational enjoyment of the landscape, particularly in relation to Public Rights of Way connections to new residential areas.*
- *Reduce and prevent further noise and light pollution through the sensitive siting of any new development, especially any proposed night-time lighting.”*

11.10 In addition to the revised parameter plans submitted with the Original ES, further, illustrative, Green Infrastructure information has been provided as part of ongoing engagement with WBCs officers to provide further detail on the landscape and visual relevant mitigation measures in accordance with the WBLCA. These include, but are not limited to:

- Tree lined streets and street trees;
- Creation of new woodlands and enhancing existing woodland blocks and copses;
- Creation of new hedgerows;
- New planting to address the existing semi-rural views from footpaths and byways;
- Interface with the emerging settlement edge;
- Illustrative principles of the landscape provision within the development parcels; and
- Details on the enhancement treatments of attenuation features across the scheme.

Assessment Methodology

11.11 There has been no change in assessment methodology since the Original ES

Significance Criteria

11.12 There has been no change in significance criteria since the Original ES

Baseline Conditions

11.13 There has been no change in baseline conditions since the Original ES

Assessment of Effects

11.14 In relation to the changes detailed at paragraph 1.2, it is not considered that there would be any changes to potentially significant effects since the Original ES.

Mitigation

11.15 The changes to the proposed mitigation since the Original ES can be summarised as follows:

- Development edge designed to allow retention of the TPO copse (G53) and provision of a 15-metre buffer along Old Wokingham Road and the new roundabout as part of Application A;
- Additional landscaping adjacent to the access point from Old Wokingham Road to mitigate the loss of additional vegetation as a result of the revised access to Pearces Farm, Application B; and
- Reconfiguration of SANG link and southern most development parcel as part of Application A.

Residual Effects and Monitoring

11.16 There has been no change in residual effects since the Original ES.

Monitoring

11.17 There has been no change in residual effects since the Original ES.

Cumulative Effects Assessment

11.18 There has been no change in cumulative effects since the Original ES.

Limitations and Assumptions

11.19 There has been no change in limitation and assumption since the Original ES.

Summary of Impacts

11.20 There has been no change in summary of impacts since the Original ES.

Table 11.1 Table of Effects

Receptor	Predicted Significance of Effect
Landscape Character Assessment for South Wokingham (2019)	
Landscape Character and Fabric of the Application Site (Direct Effects)	Moderate Adverse Permanent Local Significant
Landscape Character Area 'LCA N1: Holme Green Pastoral Sandy Lowland'	Minor Adverse Permanent Regional Not Significant
Photoviewpoint 1:	Moderate Adverse Permanent Local Potentially significant
Photoviewpoint 2:	Moderate Adverse Permanent Local Potentially significant
Photoviewpoint 3:	Minor /Negligible Adverse Temporary Local Not Significant
Photoviewpoint 4:	Moderate/Minor Adverse Temporary Local Potentially Significant
Photoviewpoint 5:	Moderate Permanent Local Potentially significant
Photoviewpoint 6:	Moderate Permanent Local Potentially significant

Receptor	Predicted Significance of Effect
Photoviewpoint 7:	Moderate/Minor Permanent Local Not significant
Photoviewpoint 8:	Moderate Adverse Permanent Local Significant
Photoviewpoint 9:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 10:	Moderate Adverse Permanent Local Potentially significant
Photoviewpoint 11:	Major/Moderate Adverse Permanent Local Significant
Photoviewpoint 12:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 13:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 14:	Moderate/Minor Adverse Permanent Local Not significant

Receptor	Predicted Significance of Effect
Photoviewpoint 15:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 16:	Moderate Adverse Permanent Local Significant
Photoviewpoint 17:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 18:	Moderate/Minor Adverse Permanent Local Not significant

12. ARCHAEOLOGY AND HERITAGE

Introduction

- 12.1 This Chapter of the ESA assesses the likely significant effects of the Proposed Development with respect to Archaeology and Heritage, particularly the effects on the Grade II listed Pearces Farm and Barn. This Chapter also describes the legislation, planning policy and guidance framework; the methods used to assess the effects; the significance criteria, baseline conditions currently existing at the application Site and future baseline; an assessment of effects, the mitigation measures required to prevent, reduce or offset any significant negative effects; the likely residual effects after these measures have been adopted and monitoring; and any cumulative effects.
- 12.2 In relation to archaeology and heritage the only changes of relevance are minor changes to the development blocks and green infrastructure areas in the Pearces Farm Development Area.

Legislation, Planning Policy and Guidance

- 12.3 Since the submission of the Original ES, the NPPF has been revised. The NPPF wording included within ES Technical Appendix 12.1 and 12.2 of the Original ES remains unchanged, but the paragraph numbers have been updated from 195 to 202, 200 to 207, 203 to 210, 205 to 212, 206 to 213, 207 to 214, 208 to 215, 209 to 216, 212 to 219, and 213 to 220 respectively. These slight amendments have no impact on the archaeology and heritage assessment.
- 12.4 There are no further changes from the Original ES in relation to legislation or planning policy.

Assessment Methodology

- 12.5 There has been no change in assessment methodology since the Original ES

Significance Criteria

- 12.6 There has been no change in significance criteria since the Original ES

Baseline Conditions

- 12.7 There has been no change in baseline conditions since the Original ES

Assessment of Effects

- 12.8 In relation to the minor changes in the green instore and development parcels around Pearces Farm, it is considered that there are no changes in effects since the Original ES.

Mitigation

- 12.9 There has been no change in proposed mitigation since the Original ES.

Residual Effects and Monitoring

- 12.10 There has been no change in residual effects since the Original ES.

Monitoring

12.11 There has been no change in residual effects since the Original ES.

Cumulative Effects Assessment

12.12 There has been no change in cumulative effects since the Original ES.

Limitations and Assumptions

12.13 There has been no change in limitation and assumption since the Original ES.

Summary of Impacts

12.14 There has been no change in summary of impacts since the Original ES.

Table 12.1 Summary of Effects Table

Receptor	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate adverse	N/A	Minor/Moderate adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	Moderate Adverse	Scheme of Archaeological Investigation	Negligible Adverse

Receptor	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Operational Phase			
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	N/A	N/A	N/A

13. NOISE

Introduction

- 13.1 The Proposed Development with respect to Noise, particularly the effects on the proposed and existing noise sensitive receptors. The addendum to the Original Noise ES Chapter focuses specifically on the implications arising from changes to the scheme since the submission of the Original Environmental Statement (ES). Only those potential noise effects that have been updated or altered as a result of the proposed changes are considered within this addendum.
- 13.2 The changes to the Proposed Development with the potential to influence the noise assessment are limited to the updated traffic data and the inclusion of a proposed school within the development. As such, the noise assessment addendum is confined to evaluating the effects associated with these changes and does not revisit aspects of the scheme where no material change has occurred.
- 13.3 This Chapter has been prepared by Professional Consult. In accordance with the Environmental Impact Assessment (EIA) Regulations (2017), this Chapter has been completed by Martyn Parker (BSc (Hons) & MIOA) who has over 13 years' experience in Noise and Vibration Assessments and is a Member of the Institute of Acoustics.

Legislation, Planning Policy and Guidance

- 13.4 There is no change to Legislation, Planning Policy since Original ES Chapter. The only addition is the inclusion of the school which will be assessed using BB93.

BB93: Acoustic Design of Schools - Performance Standards

- 13.5 The overall objective of the performance standards, detailed in **Table 13.1** below, is to provide acoustic conditions in schools that (a) facilitate clear communication of speech between teacher and student, and between students, and (b) do not interfere with study activities.
- 13.6 The indoor ambient noise level includes noise contributions from:
- External sources outside the school premises (including, but not limited to, noise from road, rail and air traffic, industrial and commercial premises); and
 - Building services (e.g. ventilation system, plant, etc). If a room is naturally ventilated, the ventilators or windows should be assumed to be open as required to provide adequate ventilation. If a room is mechanically ventilated, the plant should be assumed to be running at its maximum operating duty.
- 13.7 The indoor ambient noise level excludes noise contributions from:
- Teaching activities within the school premises, including noise from staff, students and equipment within the building or in the playground. Noise transmitted from adjacent spaces is addressed by the airborne and impact sound insulation requirements;

- Equipment used in the space (e.g. machine tools, CNC machines, dust and fume extract equipment, compressors, computers, overhead projectors, fume cupboards). However, these noise sources should be considered in the design process; and
- Rain noise.

Table 13.1 Performance Standards for Indoor Ambient Noise Levels – Upper Limits for Indoor Ambient Noise Level

Room Type	Activity Noise (Source Room)	Noise Tolerance (Receiving Room)	Upper Limit for Indoor Ambient Noise Level L_{Aeq,30min} (dB)
Nursery School playrooms	High	Low	35 ¹
Nursery School quiet rooms	Low	Low	35 ¹
Primary School: classrooms, class bases, general teaching areas, small group rooms	Average	Low	35 ¹
Secondary School: classrooms, general teaching areas, seminar rooms, tutorial rooms, language laboratories	Average	Low	35 ¹
Open-plan²			
Teaching areas	Average	Medium	40 ¹
Resource areas	Average	Medium	40 ¹
Music			
Music classroom	Very High	Low	35 ¹
Small practice/group room	Very High	Low	35 ¹
Ensemble room	Very High	Very Low	30 ¹
Performance/recital room	Very High	Very Low	30 ¹
Recording studio ³	Very High	Very Low	30 ¹
Control room for recording	High	Low	35 ¹
Lecture Rooms			
Small (fewer than 50 people)	Average	Low	35 ¹
Large (fewer than 50 people)	Average	Very Low	30 ¹
Classrooms designed specifically for use by hearing Impaired students (including speech therapy rooms)	Average	Very Low	30 ¹
Study room (individual study, withdrawal, remedial work, teacher preparation)	Low	Low	35 ¹
Libraries			
Quiet study areas	Low	Low	35 ¹
Resource areas	Average	Medium	40
Science laboratories	Average	Medium	40
Drama studios	High	Very Low	30 ¹
Design and Technology			
Resistant materials, CAD/CAM areas	High	High	40

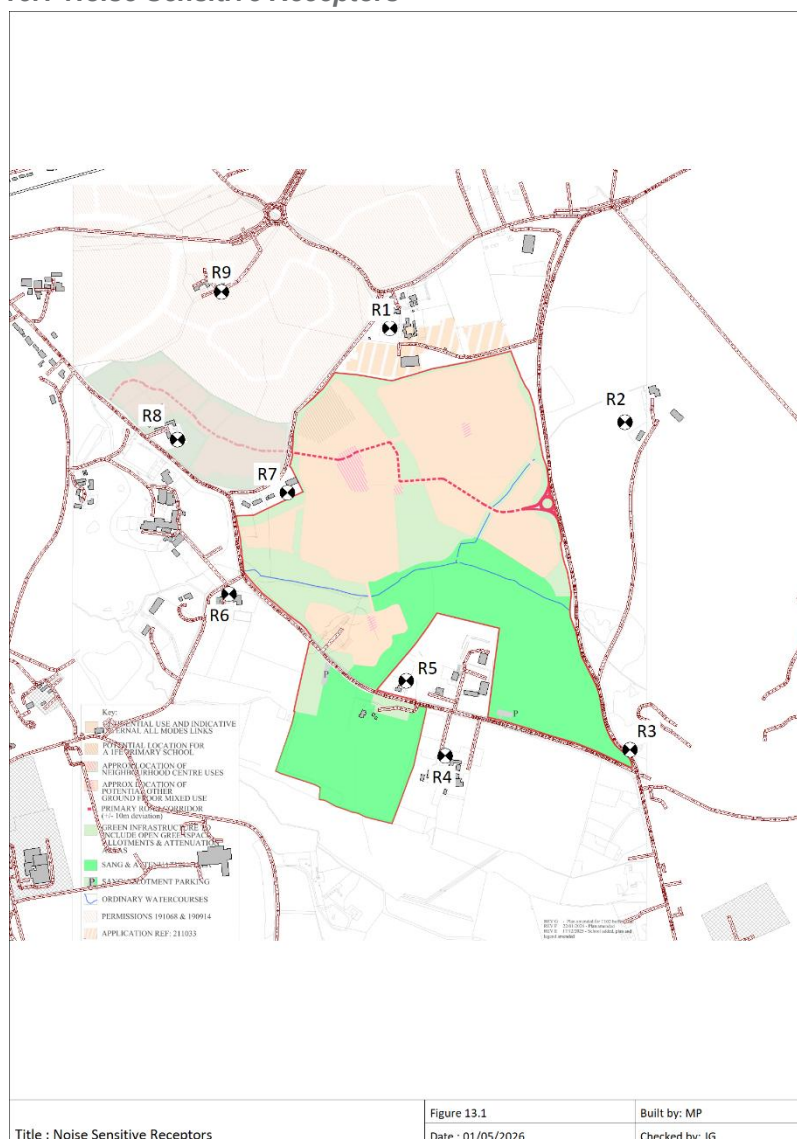
Room Type	Activity Noise (Source Room)	Noise Tolerance (Receiving Room)	Upper Limit for Indoor Ambient Noise Level L _{Aeq,30min} (dB)
Electronics/control, textiles, food, graphics, design/resource areas	Average	Medium	40
Art rooms	Average	Medium	40
Assembly halls ⁴ , multi-purpose halls ⁴ (drama, PE, audio/visual presentations, assembly, occasional music)	High	Low	35 ¹
Audio-visual, video conference rooms	Average	Low	35 ¹
Atria, circulation spaces used by students	Average	Medium	45
Indoor sports hall	High	Medium	40
Dance studio	High	Medium	40
Gymnasium	High	Medium	40
Swimming Pool	High	High	50
Interviewing/counselling rooms, medical rooms	Low	Low	35 ¹
Dining rooms	High	High	45
Ancillary Spaces			
Kitchens	High	High	50
Offices, staff rooms	Average	Medium	40
Corridors, stairwells	Average – high	High	45
Coats and changing areas	High	High	45
Toilets	Average	High	50
NOTES ¹ Research indicates that teaching can be disrupted by individual noisy events such as aircraft flyovers, even where the noise level is below the limits in the above table. For rooms identified above having limits of 35dB or less, the noise level should not regularly exceed 55dB L _{A1, 30min} . ² Acoustic considerations of open-plan areas are complex and are discussed in the BB93 section of Assessment Criteria in Section 2. ³ Studios require specialised acoustic environments and the noise limits for these will vary with			

Assessment Methodology

Scope and Study Area

- 13.8 The Study area remains the same as in the Original ES Chapter. The scope has been extended to include the assessment of road traffic noise at the proposed school.
- 13.9 The **Figure 13.1** Noise Sensitive Receptors showing the location of the Receptors has been updated to reflect the latest.

Figure 13.1 Noise Sensitive Receptors



Consultation Sources

13.10 This remains the same as the Original ES Chapter.

Baseline Surveys

13.11 This remains the same as the Original ES Chapter.

Methodology of the Assessment

13.12 This remains the same as the Original ES Chapter, with the additional of the determine the impact from road traffic noise at the proposed school area.

13.13 The updated traffic data has also been reviewed and compared that the used in the Original ES Chapter.

Significance Criteria

- 13.14 This remains the same as in the Original ES Chapter with the addition of significance criteria for the proposed school.

Operational Phase Assessment

- 13.15 In considering noise effects at the proposed primary school, BB93 does not provide a noise criteria limit for external teaching spaces and so the same noise criteria level for residential gardens, as presented in BS8233:2014, has been adopted.

Table 13.2 Criteria for Magnitude of Impact in School External Teaching Areas

Impact Magnitude	Noise Level (dB L _{Aeq} ,30mins)
Large	>55
Negligible	≤55

Baseline Conditions

- 13.16 This remains the same as in the Original ES Chapter.

Assessment of Effects

- 13.17 This remains the same as in the Original ES Chapter, with the addition of the proposed school. The layout has also been updated as such assessment for the proposed residential development has been updated to reflect the latest layout.

Operational Phase Assessment

Change in Road Traffic Noise Level on Existing Receptors

- 13.18 The revised traffic data has been reviewed. The Original ES Chapter only assessed roads that have a 25% increase in road traffic movement due to the development have been, as a 25% increase would result in 1dB change in noise level and anything less than this is negligible.
- 13.19 Based on the revised traffic data no roads have more than a 21% increase in road traffic between the baseline and the baseline with cumulative development. As such, the findings in the Original ES Chapter remain unchanged.
- 13.20 The sensitivity of the existing noise sensitive receptors is categorised as moderate as the receptors are already located close to the roads and the magnitude of impact is categorised as **negligible**. The significance of effect is categorised as **negligible**.

Traffic Noise Impact Upon Proposed Receptors

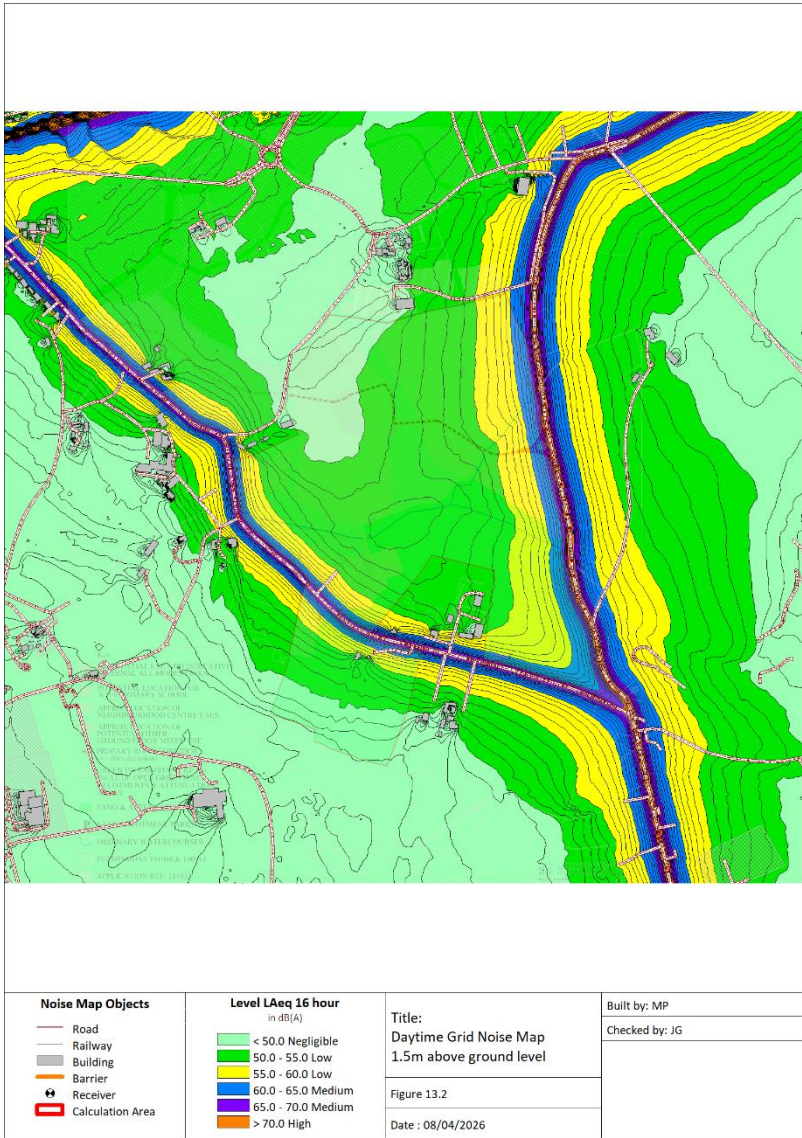
- 13.21 The Proposed Development will be located in an environment dominated by road traffic noise, and it is important to consider the implications of these impacts upon any proposed noise sensitive receptors. For the purposes of this assessment, Professional Consult have

used noise modelling software, CadnaA 2018, to determine the impact of noise from the roads and railway line across the Proposed Development.

External Amenity Areas

- 13.22 According to BS8233:2014, 'It is desirable that the external noise level does not exceed 50dB LAeq,T, with an upper guideline value of 55dB LAeq,T which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors might be warranted'.
- 13.23 Therefore, the aim was to achieve 55dB LAeq,16hr in external amenity areas, with an exceedance of this being acceptable close to the noise sources, as long as the lowest practicable noise levels are considered to be achieved following Site layout design and mitigation measures.
- 13.24 The grid noise map determined that predicted noise levels across the Site would range from below 50dB for the central region of the Site, to 65dB for the closest proposed developable areas to the Roads, without any suitable Site design and/or mitigation measures considered due to the impact of road traffic noise. **Figure 13.2** Daytime Grid Noise Map shows this grid noise map.

Figure 13.2 Daytime Grid Noise Map – Road Traffic



13.25 Although these levels are not excessively high when compared to the guidance in BS8233:2014 and given the locality of the Site, these are not considered the lowest practicable levels and as such, mitigation measures are required to ensure the lowest practicable levels in garden areas are achieved.

13.26 This is considered the 'Lowest Observed Adverse Effect Level' (LOAEL) for areas in excess of 55dB with the following advice:

'Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.'

13.27 With the action being: 'Mitigate and reduce to a minimum'.

- 13.28 For any areas subject to noise levels of less than 55dB the 'No Observed Adverse Effect Level' (NOAEL) is achieved and the following outcome is noted:

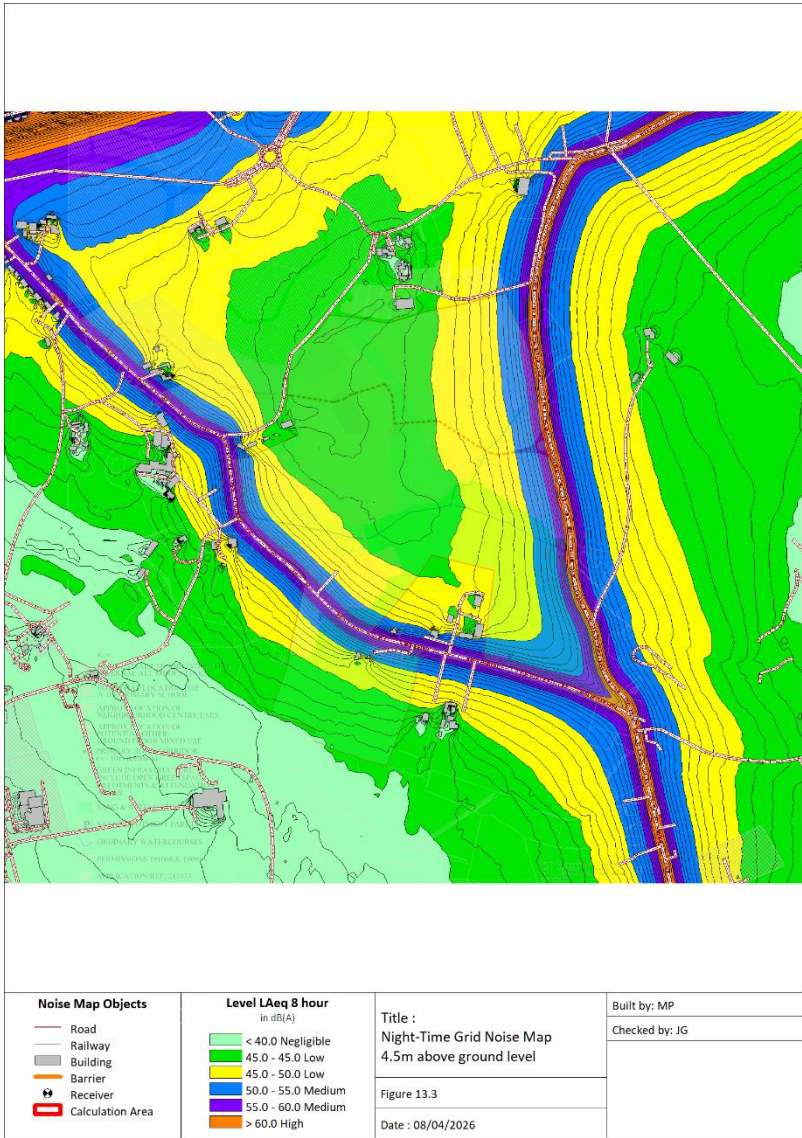
'Noise can be heard but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.'

- 13.29 With the action being: 'No specific measures required'.
- 13.30 The sensitivity of the receptors is high, and it is predicted that there would be a LOAEL at the closest garden areas to the roads without mitigation in place or considered. Accordingly, there is predicted to be a moderate adverse effect which is considered to be significant without the consideration of good acoustic design and/or mitigation measures in place.
- 13.31 The following section provides advice on Site layout design and provides suitable mitigation measures in order to ensure that external noise levels in garden areas are suitable, and the amenity of future residents is protected.

Internal Habitable Rooms

- 13.32 At this stage internal noise levels cannot be accurately determined as no detailed layout has been developed. Accordingly, assumptions have been made regarding dwelling positions and are based on the proposed locations of the building envelopes as detailed in the Parameters Plan. **Figure 13.3** Night-Time Grid Noise Map details the external noise levels during the night-time period.

Figure 13.3 Night-Time Grid Noise Map – Road Traffic



- 13.33 The highest predicted level at the boundary of the Site during the daytime is 65dB LAeq,16hr and for the night-time is 60dB LAeq,8hr. As such, it can be seen in the above grid noise maps that standard thermal double glazing the provides a sound reduction of at least 30dB Rw+Ctr will be sufficient for the of the Site.
- 13.34 Additionally, alternative ventilation will be required for any habitable rooms that have line of sight to the roads, as an alternative to opening a window.
- 13.35 Without alternative ventilation & higher specification glazing in place, noise levels in habitable rooms would be considered to be the LOAEL with windows open, and the following outcome is noted:

'Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported

sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.'

- 13.36 With the action being: 'Mitigate and reduce to a minimum'.
- 13.37 The above section has shown that internal habitable rooms can be suitably protected from adverse noise with the provision of alternative ventilation for dwellings located close to and/or with line of sight to the roads. Accordingly, internal noise levels should not be considered a constraining factor in the determination of the planning application and development of a masterplan.

Road Traffic Noise upon Proposed School

- 13.38 The impact of road traffic upon the proposed school will be assessed in accordance with the criteria set in BB93. The measured daytime noise level for the roads have been used to predict the noise levels for the school. **Figure 13.2** Daytime Grid Noise Map shows the predicted noise level across the Site.
- 13.39 **Figure 13.2** shows that most of the Site falls below the 50dB LAeq criteria for the external areas at the proposed location of the School.
- 13.40 Based on the predicted external noise level the internal noise levels for each example room using standard thermal double glazing will be sufficient in meeting the BB93 internal ambient noise levels. Additionally, with a partially open window the internal noise levels also achieve the criteria for all room uses.
- 13.41 At the detailed stage when the precise location of the school building is known, it is recommended that noise modelling software is used in order to accurately determine which facades of the school building based on the room use.
- 13.42 The sensitivity of the school is categorised as **high** and the magnitude of impact is categorised as **negligible**. The significance of effect is categorised as **negligible**.

Noise Impact Associated with Commercial on Proposed Receptors

- 13.43 A measurement has been undertaken on the southern boundary of the Site with the commercial unit. Sound from drilling, banging and engine movements was audible at the Site boundary.
- 13.44 In the first instance, it is necessary to calculate a sound power noise level for the noise level.

Table 13.3 Calculation of Sound Power Level from Commercial

Source	Measured Sound Pressure Level LAeq,1hr (dB)	Measurement Distance (m)	Calculated Sound Power Level LwA (dB)	Height of Source above ground level (m)
Garage	42	38	65.8	2

- 13.45 In order to calculate an accurate overall specific sound pressure level at the closest proposed residential receptors, a noise model has been built using CadnaA.

13.46 **Figure 13.4** Daytime Grid Noise Map – Commercial Show the predicted specific noise level from the commercial during the daytime period. The highest predicted specific noise level during the daytime is 5dB at the closest developable area plot.

Figure 13.4 Daytime Grid Noise Map – Commercial



13.47 Given the dominance of road traffic at the proposed receptors, as can be seen in Figures 13.2 and 13.3 it is unlikely that any acoustic feature corrections will be perceptible. However, in order to represent a worst case a +3dB penalty has been applied for intermittency and a +3dB has also been applied for impulsivity.

13.48 Table 13.4 completes the BS4142:2014 assessment at the closest receptors. A background sound level of 42dB L90 has been used for the daytime, these were the modal (typical)average level recorded at NMP1.

Table 13.4 Calculation of Sound Power Level from Commercial

Period	Closest Receptor	Calculated Specific Noise Level at Receptor L _{Aeq,1hr} (dB)	Total Overall Character Correction (dB)	Calculated Rated Level L _A (dB)	Background Sound Level L ₉₀ (dB)	Difference +/- (dB)
Daytime	Southern parcel	5	6	11	42	-31

- 13.49 A review of **Table 13.4** indicates that the rated level of noise falls below the typical background sound level (the criteria noise level) and BS4142:2014+A1:2019 provides the following advice for this outcome:

“Where the rating level does not exceed the background sound level, this is an indication of the specific sound source having a low impact, depending on the context.”

- 13.50 The sensitivity of the existing noise sensitive receptors is categorised as high, and the magnitude of impact is categorised as negligible. Accordingly, there is predicted to be a negligible impact at the noise sensitive receptors and not significant under the EIA Regulations.

Mitigation

- 13.51 This remains the same as the Original ES Chapter.

Residual Effects and Monitoring

- 13.52 The assessment of residual effects remains the same as the Original ES Chapter.

Cumulative Effects Assessment

- 13.53 The assessment of cumulative effects remains the same as the Original ES Chapter.

Limitations and Assumptions

- 13.54 This remains the same as the Original ES Chapter.

Summary of Impacts

- 13.55 The Addendum ES Chapter shows that, based on the revised traffic data, the outcomes remain the same as in the Original ES Chapter. Additionally, the inclusion of the proposed school will result in a negligible significance of effect.

Table 13.5 Summary Table of Effects

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Construction				
Construction Noise	Temporary	Minor to Moderate Adverse	Incorporation of Best Practicable means and a Construction Environment Management Program (CEMP)	Negligible to Minor Adverse
Construction Generated Traffic	Temporary	Negligible	N/A	Negligible
Completed Development				
Change in Traffic Noise Level	Permanent	Negligible	N/A	Negligible
Existing Road Traffic on Proposed Residential	Permanent	Minor to Moderate Adverse	Good Acoustic Design, Acoustic Glazing & Alternative Ventilation.	Negligible to Minor Adverse
Existing Commercial on Proposed Residential	Permanent	Negligible	N/A	Negligible
Fixed Plant from Proposed Commercial	Permanent	Negligible	Plant noise emission Levels at closest Receptors	Negligible

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Existing Road Traffic on Proposed School	Permanent	Negligible	N/A	Negligible
Cumulative Effect				
Construction	Temporary	Minor to Moderate Adverse	Incorporation of Best Practicable means and a Construction Environment Management Program (CEMP)	Negligible to Minor Adverse
Change in Traffic Noise Level	Permanent	Negligible	N/A	Negligible

14. GROUND CONDITIONS

Introduction

- 14.1 This chapter of the ES assesses the likely significant effects of the Proposed Development with respect to Ground Conditions and Land Contamination during the construction and operational phases of the proposed development.
- 14.2 This chapter should be read in conjunction with, and as an addendum to, the previous ES submitted alongside the Outline planning applications:
- Application A (Lightwood) Ref. 241933 (validated 07 August 2024)
 - Application B (NKH) Ref. 242279 (validated 05 September 2024)
 - Application C (Byway) Ref. 242051 (validated 16 August 2024)
- 14.3 This chapter relates to both the Lightwood Site and Nicholas King Homes Site (NKH) parts of the site with the relevant site boundary illustrated as Figure 1-1.
- 14.4 Background information has been obtained from the following reports, which are included within Appendix 14.1 – 14.2 of the Original ES
- Omnia Consulting Phase I Desk Top Study Report (ref: A11866/1.1 dated August 2022) – Lightwood Strategic;
 - Omnia Consulting Phase I Desk Top Study Report (ref: A11997/1.1 dated January 2023) – Nicholas King Homes;
- 14.5 This ESA will confirm if any elements of the original ES chapter have changed as a result of the amendments to the Development Parameters including the Parameter Plans
- 14.6 This chapter will set out the baseline ground conditions for the site, assess the implications of the proposed development, and set out the mitigation options (if applicable).
- 14.7 This report has been prepared by suitably qualified and experienced Geo-Environmental Consultants from Omnia, as detailed below.

Table 14.1 *Summary of individuals involved in producing this EIA Chapter and their relevant qualifications*

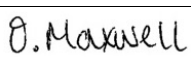
	Name	Signature	Date – Rev1	Qualifications
Written By:	Abbie Doods		22/04/2026	BSc
Reviewed By:	Olivia Maxwell		24/04/2026	MSc, AMIES

Figure 14.1 Study Area (Site Boundary)

14.8 Within section 14.7 of Chapter 14, the Proposed Development will come forward via the following three (3no.) separate planning applications which have been updated since the Chapter was written:

- a. Application A: A hybrid application comprising an outline application will all matters reserved except means of access for a mixed use residential-led development (up to 850 dwellings) including a neighbourhood centre (Use Classes E), a one-form entry primary school (if required) (Use Class F), public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping;
- b. Application B: An. Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearses Farm by Nicholas King Homes; and
- c. Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.

Legislation, Planning Policy and Guidance

- 14.9 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Sections relevant to contaminated land are referenced below.

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

196. Planning policies and decisions should ensure that:

- a. a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
- b. after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- c. adequate site investigation information, prepared by a competent person, is available to inform these assessments.*

197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Assessment Methodology

Scope and Study Area

- 14.10 As referenced above, the Study Area boundary has changed since the issue of the original ES to the current site boundary illustrated within Figure 1-1 as shown within Section 1.2 of this ESA.

Consultation Sources

- 14.11 No change from the Original ES.

Baseline Surveys

- 14.12 No change from the Original ES.

Methodology of the Assessment

14.13 No change from the Original ES.

Significance Criteria

Construction Phase Assessment

14.14 No change from the Original ES.

Operational Phase Assessment

14.15 No change from the Original ES.

Baseline Conditions

14.16 Introduction to section – No change from the Original ES.

Summary of Baseline Conditions

14.17 No change from the Original ES.

Baseline Conditions (incorporating a Future Baseline)

14.18 No change from the Original ES.

Assessment of Effects

14.19 Introduction to section – No change in the assessment of effects from the Original ES.

Demolition Phase Assessment

14.20 Does not apply to this chapter.

Construction Phase Assessment

14.21 No change in the assessment of effects from the Original ES.

Operational Phase Assessment

14.22 No change in the assessment of effects from the Original ES.

Mitigation

Demolition Phase Assessment

14.23 Does not apply to Chapter 14.

Construction Phase Assessment

14.24 No change from the Original ES.

Operational Phase Assessment

14.25 No change from the Original ES.

Residual Effects and Monitoring

Demolition Phase Assessment

14.26 Does not apply to Chapter 14.

Construction Phase Assessment

14.27 No change in the assessment of residual effects from the Original ES.

Operational Phase Assessment

14.28 No change in the assessment of residual effects from the Original ES.

Monitoring

14.29 Introduction to section - Does not apply to Chapter 14.

Demolition Phase Assessment

14.30 Does not apply to Chapter 14.

Construction Phase Assessment

14.31 Does not apply to Chapter 14.

Operational Phase Assessment

14.32 Does not apply to Chapter 14.

Cumulative Effects Assessment

14.33 No change in the cumulative effects assessment from the Original ES.

Demolition Phase Assessment

14.34 No change in the assessment of significance from the Original ES.

Construction Phase Assessment

14.35 No change in the assessment of significance from the Original ES.

Operational Phase Assessment

14.36 No change in the assessment of significance from the Original ES.

Limitations and Assumptions

14.37 No change from the Original ES.

Summary of Impacts

14.38 No change from the Original ES.

15. CLIMATE CHANGE

Introduction

- 15.1 This Chapter of the Environmental Statement Addendum ('ESA') 2025 assesses the likely significant effects of the Proposed Development on the environment in relation to Climate Change.
- 15.2 This Chapter has been prepared by Boyer on behalf of Lightwood Strategic Ltd and Nicholas King Homes Ltd. Boyer are competent experts in preparing Climate Change Technical Chapters and are corporate members of the Institute of Sustainability and Environmental Professionals (ISEP) formerly Institute of Environmental Management & Assessment (IEMA). In addition, Boyer are also corporate members of the Institute of Economic Development (IED) and learning partners of the Royal Town Planning Institute (RTPI).
- 15.3 An Environmental Statement (ES) was previously submitted in August 2024 in support of the South Wokingham Strategic Development Location (SDL) Extension applications, however a Climate Change chapter was not included as part of the ES. Following this, the Wokingham Sustainability Officer requested that a dedicated Climate Change chapter be prepared to support the applications.
- 15.4 The Site comprises a residential-led mixed use scheme delivering up to 1,030 dwellings, together with associated infrastructure including community facilities, Suitable Alternative Natural Greenspace (SANG), public open space, drainage infrastructure, access arguments and utilities.
- 15.5 More specifically, the Site is made up of three planning applications detailed below:
- Application A – Mixed-use residential development of up to 850 dwellings, together with neighbourhood centre, public open space, primary school, allotments, drainage and associated infrastructure.
 - Application B – Outline application for up to 180 dwellings with associated infrastructure at Pearce's Farm.
 - Application C – Full Planning application for a vehicular crossing of Byway 30 and active travel connections.
- 15.6 The project area extends to approximately 64 hectares, and the existing land use is predominantly agricultural land, with established trees and hedgerows, watercourses and a network of Public Rights of Way. The Site lies within the administrative boundary of Wokingham Borough Council ('WBC').
- 15.7 Following submission of the planning applications and accompanying ES discussions have taken place with the Local Planning Authority (LPA), statutory consultees and other stakeholders. As a result of these discussions, a number of refinements and clarifications to the Site have been made.
- 15.8 This Chapter of the ESA presents the findings of the assessment of potential impacts on climate change effects from the Proposed Development, namely the impact on waste

management; energy use and resources; sustainable transport; sustainable use of materials and resources including water and agricultural land. This document should be read in conjunction with the Original ES and other supporting documentation submitted within the planning applications.

- 15.9 In preparing this Chapter, regard has been had to Wokingham Borough Council's climate emergency position, including the declaration of a climate emergency in July 2019, Climate Change Interim Policy Position Statement, Climate Emergency Strategy 2025, Climate Emergency Action Plan (CEAP) Sixth Progress Report 2025 and the Local Plan Update climate change evidence.

Legislation, Planning Policy and Guidance

- 15.10 This section outlines the legislative context and planning policy relevant to climate change effects.

National Legislation and Policy

- 15.11 The Climate Change Act 2008, which created the statutory framework for reducing UK greenhouse gas (GHG) emissions and for adapting to the impacts of climate change, was amended in 2019 to require the UK to reduce emissions by at least 100% of 1990 levels by 2050, thereby establishing the net zero target.
- 15.12 In February 2025, the Climate Change Committee (CCC) have published an updated Seventh Carbon Budget for the UK, recommending a reduction in GHG emissions of 87% relative to 1990, in order to be on track to achieve the 2050 net zero budget.

National Planning Policy

Adopted National Planning Policy Framework (2024)

- 15.13 The NPPF was published in December 2024, with minor revisions undertaken in February 2025. Within the NPPF, there are both text and paragraph number changes in relation to climate change.
- 15.14 Section 14 of the NPPF sets out the aim to meet 'the challenge of climate change, flooding and coastal change'. Paragraph 164 states that:

"The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts."

- 15.15 Paragraph 164 states:

"New development should be planned for in ways that:

- a. avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure and sustainable drainage systems; and*

- b. can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards."*

Draft National Planning Policy Framework

- 15.16 A draft NPPF was subject to consultation in December 2025-March 2026 and, whilst not yet formally published, represents a material consideration and provides a clear indication of the Government's intent and policy direction in relation to climate change.
- 15.17 The draft NPPF places increased emphasis on the role of planning in supporting the transition to a low carbon economy. Paragraph 16 identifies the environmental objective of sustainable development as including the need *"to support efforts to mitigate and adapt to climate change."*
- 15.18 Chapter 5 of the draft NPPF, titled *Meeting the challenge of climate change*, confirms that one of the objectives of planning policy is to support the transition to a net zero society by 2050 and shape places which are more resilient to the effects of climate change.
- 15.19 Draft Policy CC2 requires that development proposals actively contribute to climate change mitigation. In particular, proposals should be located where a choice of sustainable transport modes exist and use design approaches which conserve energy and associated resources.
- 15.20 Draft Policy CC3 addresses climate change adaptation and requires that development proposals consider both current and future climate risks over the lifetime of development. It confirms that proposals should take into account the current and potential impacts of climate change over the lifetime of the scheme and should minimise vulnerability to these impacts, including through the incorporation of sustainable drainage systems, green infrastructure and design measures to reduce overheating.
- 15.21 Overall, the draft NPPF represents a strengthening of national policy in relation to climate change, with greater emphasis on achieving net zero, embedding climate considerations within proposals.

Local Policy

Wokingham Borough Council Adopted Local Plan: Core Strategy and Managing Development Delivery

- 15.22 The adopted local planning framework comprises the Core Strategy (2010) and Managing Development Delivery Local Plan (2014). Together, these documents form the statutory framework for determining planning applications and set out the spatial and strategic objectives, and development management policies up to 2026. Within the Core Strategy:
- **Policy CP1 (Sustainable Development)** requires all developments to contribute towards mitigating and adapting to climate change, reduce energy consumption and promote efficient use of resources. This embeds sustainability considerations within all proposed developments within the adopted framework.

- In relation to transport, **Policy CP6 (Managing Travel Demand)** and **CP10 (Improvements to the Strategic Transport Network)** seek to promote more sustainable modes of transport. These policies require development to be located in accessible locations and contribute to improving active travel infrastructure.
- **Policy CP7 (Biodiversity)** seeks to protect and enhance ecological assets, requiring mitigation measures, habitat protection and implementation of green infrastructure within development proposals.
- **The Managing Development Delivery (MDD)** builds upon the framework established by the Core Strategy (2014) by providing development management policies. The MDD is to *“amplify the high level policies of the Core Strategy into appropriate detailed development management policies.”*
- **Policy CC04 (Sustainable Design and Construction)** requires new residential development to meet high standards of energy and water efficiency, including Code for Sustainable Homes standards and water consumption limits, while non-residential development must achieve BREEAM standards. Policy CC05 (Renewable Energy and Decentralised Energy Networks) requires major development to deliver at least a 10% reduction in carbon emissions through renewable or low-carbon technologies and encourages decentralised energy systems. Together, these policies represent the primary mechanism within the adopted plan for reducing operational carbon emissions from new development.
- **Policy CC03 (Green Infrastructure, Trees and Landscaping)** requires development to protect and enhance green infrastructure networks and integrate landscaping and biodiversity features into site design.
- Flood risk and water management are addressed through **CC09 (Development and Flood Risk)** and **CC10 (Sustainable Drainage)**, which requires development to avoid areas at risk of flooding and incorporate sustainable drainage systems, ensuring development does not increase flood risk elsewhere.
- Transport-related development management policies are further detailed through **CC07 (Parking)** and **CC08 (Safeguarding Transport Infrastructure)**, which ensure that development provides appropriate parking while supporting sustainable transport objectives and protecting land required for future transport improvements. These policies work alongside the Core Strategy transport policies to shape travel behaviour and infrastructure provision.

Wokingham Borough Council Emerging Local Plan Update

- 15.23 As of May 2026, the emerging Local Plan Update, which will replace the current Core Strategy and Managing Development Delivery, remains in examination and has not yet been adopted. While the precise weight to be afforded to the emerging policies is a matter for decision-makers, the documents are a material consideration and provide highly relevant evidence of the Council's intended direction of travel and the standards it expects major developments to meet in the future.

15.24 The Climate Change policy paper within the Local Plan Update sets out the framework for both mitigation and adaptation to climate change. More specifically, the policy paper consists of:

- Policy CE1 – requires proposals to demonstrate that a series of design principles for efficient buildings have been considered, including orientation, form, building fabric, heat supply, and on-site renewable energy generation.
- Policy CE3 – requires proposals to be supported by an Energy and Sustainability Statement and to generate at least the same amount of renewable electricity on-site as demanded over the course of a year.
- Policy CE5 – addresses embodied carbon and whole-life carbon assessment, including presumption in favour of retaining and reusing buildings rather than demolition wherever possible.

15.25 Furthermore, the WBC Local Plan Update Climate Change Evidence Base prepared by Arup in 2022 provides the main evidence for both the baseline and future climate context. It concludes that Wokingham is likely to face significant climate changes over the plan period, including prolonged periods of extreme heat, reduced precipitation in summer and increased in winter that could compound surface and fluvial flood risk. It also identifies domestic and transport as the dominant sectors of Wokingham's emissions profile, and it recommends stronger local policy on net zero development, whole-life carbon, water efficiency, circular economy and renewable energy.

Other Guidance

Climate Emergency Action Plan Sixth Progress Report 2025

15.26 WBC's CEAP sets out the Council's overarching programme of actions to deliver its commitment to achieve carbon neutrality by 2030. establishes nine priority areas which WBC seeks to progress towards 2030 carbon neutrality goal. These priority areas are;

- Transport;
- Renewable Energy Generation;
- Retrofitting Domestic and Commercial Buildings;
- Carbon Sequestration;
- Waste and Recycling;
- New Development;
- Procurement;
- Engagement and Behaviour Change; and
- Council Specific Actions.

15.27 Transport is identified within the CEAP as one of the most significant contributors to borough-wide emissions, therefore prioritises a transition towards more sustainable modes of

transport. Measures include the implementation of the Local Transport Plan 4 and expansion of electric vehicle charging infrastructure. The CEAP identifies substantial potential carbon savings from transport interventions, with annual savings estimated to exceed 100,000 tonnes of CO₂e.

- 15.28 The New Development area is also of particular relevance to the Proposed Development. The Council's approach seeks to ensure that new residential development is designed and constructed to achieve carbon neutral, this includes requirements relating to building fabric efficiency, renewable energy generation and sustainable construction.
- 15.29 Carbon sequestration forms a further key priority area within the CEAP. This includes large-scale tree planting and habitat creation. The CEAP identifies that over 60,000 trees have already been planted across 33 hectares within Wokingham, increasing woodland cover and ecological network. These measures also have wider environmental benefits including flood mitigation and improvements to public health.

Building Regulations

- 15.30 Building Regulations provide practical guidance on meeting requirements in England. Part L1A – Conservation of fuel and power in new dwellings, was most recently updated in February 2023 and states:

“Reasonable provision shall be made for the conservation of fuel and power in buildings by:

- c. Limiting heat gains and losses –*
 - i. Through thermal elements and other parts of the building fabric; and*
 - ii. From pipes, ducts and vessels used for space heating, space cooling and hot water services;*
- d. Providing fixed building services which –*
 - i. Are energy efficient;*
 - ii. Have effective controls; and*
 - iii. Are commissioned by testing and adjusting as necessary to ensure they use no more fuel and power than is reasonable in the circumstances.”*

IEMA (now ISEP) Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation (June 2020)

- 15.31 In June 2020, the IEMA published updated EIA guidance for Climate Change Resilience and Adaptation. This guidance outlines how practitioners can effectively consider and assess climate change resilience and adaptation within EIAs, outlining a series of steps:
- Step 0 – Building climate resilience into the project by considering incorporating resilience during the designs stage and by identifying appropriate mitigation measures;

- Step 1 – Scoping climate change adaptation into the EIA; e.g. identify the climate change projections for use in the assessment and identify key climatic variables relevant to the project;
- Step 2 – Defining the future baseline; define future conditions using selected climate change projections (i.e. increase in rainfall, increase in mean summer temperature and wind strength);
- Step 3 – Identifying climate change vulnerability and sensitivity of receptors;
- Step 4 – Identifying and determining magnitude of effect; consider probability and consequence to determine the magnitude of the effect;
- Step 5 – Significance assessment;
- Step 6 – Developing EIA mitigation measures;
- Step 7 – Monitoring and adaptive management

IEMA Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance (2022)

- 15.32 In 2022 IEMA published the 2nd Edition of “*Institute of Environmental Management & Assessment (IEMA) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance*”.
- 15.33 The guidance provides thoughts, guidance and areas of consideration for EIA practitioners assessing GHG emissions, evaluating their significance and mitigation.
- 15.34 The document provides a suggested methodology for the assessment of GHG emissions within EIA. It provides a number of key recommended steps along with guidance for practitioners to address each of the key stages. The guidance indicates that a ‘good practice’ approach is advocated where GHG emissions are always considered and reported but at varying degrees of detail depending on the project.
- 15.35 This update, which supersedes the initial 2017 guidance, is in response to mitigation taking a more prominent role within the EIA. Within this update, IEMA (now ISEP) confirm that mitigation should no longer be considered as part of the later stages of the EIA process, rather should be considered from the outset and throughout the lifetime of the project. The updated guidance does not update the ISEP’s position that all emissions contribute to climate change, however in the EIA context, it now provides relative significance descriptions to assist assessments. This guidance has been adhered to as part of the assessment contained within this ESA.

Future Homes Standard

- 15.36 The Future Homes Standard is not yet an operative requirement for the Proposed Development, but it has been confirmed that guidance will come into force on 24th March 2027. These standards are intended to ensure that new homes are built with low carbon heating and high levels of energy efficiency, so that they will not require retrofit work to become zero carbon once the electricity grid is fully decarbonised.

- 15.37 As the Proposed Development is anticipated to be built out over a number of years, later phases are likely to be under the Future Homes Standard, and development will therefore be required to respond through design.
- 15.38 The Future Homes Standard strengthens the expectation that new homes will reduce or eliminate reliance on fossil fuel heating and achieve improved energy efficient performance. This is consistent with the direction of travel already identified in national and local climate change policy and reinforces that the Proposed Development's greenhouse gas emissions are likely to reduce over time through evolving regulatory requirements.

Assessment Methodology

Scope of Assessment and Study Area

- 15.39 The assessment considers two interrelated questions. The first is how the Proposed Development may affect climate change through greenhouse gas emissions and through its influence on energy demand, transport patterns, materials use, water consumption, waste generation and land use change. The second is how current and future climate change may affect the Proposed Development and its receptors, including residents, users, infrastructure, landscape features, biodiversity and drainage systems.
- 15.40 The scope of the assessment has been informed by the EIA Scoping process and reflects the approach set out within the Environmental Impact Assessment Regulations and relevant good practice, focusing on environmental pathways most likely to give rise to significant climate related effects.
- 15.41 An assessment proportionate to the level of design information available has been undertaken with assumptions made to prove a worst-case precautionary assessment based on the Development Parameters (see ESA Technical Appendix 3.1-3.3). At the detailed design stage, the appropriate legislation and policy requirements including the Building Regulations that are in force at the time will be complied with. This will avoid or minimise the potential effects from the Proposed Development on climate and ensure that the Proposed Development is resilient to the changing climate.
- 15.42 The Climate Change Chapter assesses the effects of climate change on the Development and the effects of the Development on climate change by:
- Identifying sensitive receptors.
 - Establishing the baseline conditions (as of 2026) and determining future baseline conditions by reviewing climatic projections.
 - Assessing the likely significant effects of the Proposed Development (alone and cumulatively) on the established baseline and future conditions; and
 - Identification of mitigation measures and following the identification of residual effects, monitoring.
- 15.43 The rationale behind the scope to include a Climate Change Chapter is that related to WBC's climate emergency and target to become carbon neutral by 2030. Given that the Proposed

Development is likely to be completed post 2030, pre-empted climate change strategies are to be considered as part of this Chapter to consider the effects of both the Proposed Development on climate change and of climate change on the Proposed Development and mitigation methods available to minimise those effects.

- 15.44 The study area is the Site in terms of potential effects from climate change on the development and the effects from the Proposed Development on climate change in the context of the Site and cumulative sites in Wokingham. The study area and zone of influence is considered amongst the spatial scope and temporal scope across construction and operational phases.

Spatial Scope and Zone of Influence

- 15.45 The spatial scope of the assessment has regard to the nature of the impact pathway and zone of influence. Locally, the Chapter considers those pathways through which the development would influence emissions in or near the Site, including building energy demand, traffic generation, construction plant, waste and the use of water and materials. At the borough scale, the assessment considers the scheme within the context of Wokingham's published emissions profile and the Council's trajectory towards carbon neutrality. At the global scale, climate change is inherently cumulative, and all greenhouse gas emissions contribute to the global atmosphere regardless of where they occur. The assessment therefore recognises that emissions that are in local terms still contribute to the global climate.
- 15.46 The data available to allow an assessment of greenhouse gas emissions from vehicle movements associated with the Proposed Development is limited to the study area of the Transport Assessment and the same traffic data has been used as for the Noise and Air Quality assessments within this ES. The Proposed Development is anticipated to be fully operational by 2036. Therefore, this Chapter is aligned with the Noise and Air Quality **Technical Chapters 13 and 8** in assessing vehicular emissions. This is considered to be a conservative approach, there is flexibility within the programme as air quality is predicted to improve with time. This allows a worst-case assessment of effects at the local scale. Given that climate change is a global issue, a qualitative assessment of the Proposed Development's effects is also made at the global scale, as set out above.

Temporal Scope

- 15.47 The assessment assumes the Proposed Development will be fully operational from 2036. The construction period is anticipated to extend 10 years. In considering future climate change scenarios, managing climate change resilience and adaption, the IEMA guidance (2022) recommends the use of the UK Climate Projections (UKCP) Website (Met Office, 2018). The latest UKCP is UKCP18 which provides updated observations and climate change projections out to 2100 in the UK. Therefore, this assessment assumes projections for the 2100 as the most far-reaching projection and is considered to be appropriate for the design life of the Development.
- 15.48 The Chapter has regard not only to that construction period but also to the likelihood that the completed development will remain in occupation for many decades. The Council's own

climate evidence base expressly notes that infrastructure delivered in the plan period may still be in operation in the 2090s, and that climate resilience therefore needs to be considered long-term. As such, the assessment considers:

- Short-term effects such as construction activities;
- Medium-term effects associated with early operational phases and occupation; and
- Long-term effects, including evolving energy systems and climate change projections

Consultation Sources

- 15.49 The principal data sources are Wokingham Borough Council's Climate Emergency Strategy 2025, Climate Emergency Action Plan Sixth Progress Report 2025, Climate Change Interim Policy Position Statement 2022, Climate Change topic paper 2024, and the Local Plan Update Climate Change Evidence Base prepared by Arup in 2022. These sources, in turn, draw on Department for Energy Security and Net Zero ("DESNZ") emissions data, UK Climate Projections, SCATTER trajectories and other nationally recognised datasets.
- 15.50 The scope and preparation of this Climate Change chapter have also been informed by consultation with the Wokingham Borough Council Sustainability Officer, who requested that a dedicated Climate Change chapter be prepared to support the application.

Baseline Surveys

- 15.51 The baseline for this Chapter is derived from a combination of published datasets and the environmental evidence assembled for the Original ES.
- 15.52 Baseline information is also supported by technical inputs from other ES chapters, recognising that climate effects are closely linked to transport and environmental conditions.

Methodology of the Assessment

Technical Approach

- 15.53 There is no single preferred methodology for assessing Climate Change, therefore as with all EIA topics, professional judgement and proportionality are key in defining the scope and methodology. The assessment methodology draws on IEMA's 2020 *Resilience and Adaptation Guidance* and IEMA's 2022 *Assessing Greenhouse Gas Emissions*, which emphasises the importance of responding to Scoping the assessment.
- 15.54 The IEMA guidance suggests there are two key 'strands' to consider (reflective of the EIA Regulations), which are:
- 15.55 The vulnerability of the Proposed Development to future climate changes (the risk of changes in climate to the development) and:
- 15.56 The extent to which climate exacerbates or ameliorates the effects of the Proposed Development on the environment (receptors)(in-combination effects).

1. Climate Change Vulnerability

- 15.57 With regard to the vulnerability of the development to climate change, this Chapter assesses the potential risks climate change poses to different aspects of the development. This has informed design solutions to increase the project's resilience and adaptability to potential future extreme weather events such as storms, intense rainfall and high temperatures. In-combination effects are considered later in the Chapter.

2. Climate Change Adaptation

- 15.58 The extent to which climate exacerbates or ameliorates the effects of the Proposed Development on the environment (receptors) a result of the Proposed Development, is assessed using the GHG Protocol which defines direct and indirect emissions as follows:
- Direct CO₂ emissions are emissions from sources that are owned or controlled by the operator, for example: vehicular emissions; plant use; and independent on-site energy generation (oil, gas and diesel);
 - Indirect CO₂ emissions are emissions that are a bi-product of the construction of operational activities of the Development, being a result of procurement and / or activities controlled by another entity, for example the manufacture of materials (known as 'embodied' carbon).
- 15.59 This Chapter provides a quantitative, assumptions – based assessment of the direct effects of vehicular CO₂ emissions. This includes:
- Direct sources of vehicular and plant emissions of CO₂ during construction;
 - Direct sources of CO₂ arising from vehicles, plant use and function during operation;
 - Indirect sources of embodied carbon contained within building materials during construction; and
 - Indirect sources arising from generation and consumption during operations.
- 15.60 IEMA guidance on Climate Change Resilience and Adaptation (2020) seeks to assist practitioners with the effective consideration “of both climate change resilience and adaptation in the EIA process”. The guidance emphasises that climate change should be an integrated consideration within the EIA, by undertaking an assessment that is “proportional to the evidence base available to support any assessment” and focusses on impacts “specific to project”.

Significance Criteria

Significance of Effect

- 15.61 The IEMA Resilience and Adaptation Guidance (2022) sets out how to identify and determine magnitude of effects. The Guidance indicates that magnitude is based on a combination of probability and consequence. In terms of in combination climate effects, the IEMA Resilience and Adaptation Guidance sets out that the likely significant environmental effects and their

associated magnitude of effect identified within the other topics being assessed within the ES should be collated.

- 15.62 The Guidance also confirms that there is no legislative definition of significance and, whilst acknowledging that the level of significance should be based on professional judgement of the assessor, it does provide clear guidance on whether an effect would likely be significant, particularly where a development accords with latest policy, guidance and building regulations. It further explains that the assessment of the likely significant environmental effects should be undertaken under the existing climate baseline using standard methodologies for each relevant environmental topic.
- 15.63 In general EIA practice, the sensitivity of a receptor is typically defined by taking into consideration the vulnerability, value and recoverability of the receptor. With regard to the atmospheric carbon concentrations, the overall sensitivity of receptors is not used to assess significance in this instance.
- 15.64 An assessment of the significance of effect for the Development's vulnerability to climate change is provided qualitatively with the most significant risks and opportunities for the project identified using professional judgement. The criteria for identifying the vulnerability of a receptor is outlined in Chapter 2 EIA Methodology of this ES and for the purposes of this Chapter, the sensitivity to change of receptors is considered as high. This view has been taken given the longevity of the life span of the Development and in consideration with the uncertainty of the projected pathway of climate change. A conclusion is drawn as to whether climate changes to likely to lead a significant effect on the Proposed Development or not.
- 15.65 Determining the significance of effects is complex due to climate change being a global phenomenon with a variety of influences and outcomes, the majority of which are outside the control of the Applicant. This Chapter will assess the greenhouse gas emissions effects and other topics relevant to Climate Change as indicated in the Scoping Response, relating to the construction and operational stages of development based on data sources used within Transport and Air Quality chapters. This will include from direct and indirect sources.
- 15.66 In relation to the Proposed Development, through compliance with relevant national and local policy and incorporation of mitigation measures, is considered to result in a Minor Adverse effect on climate change.
- 15.67 The assessment methodology utilised for this Chapter defines the climate related aspects likely to be impacted by the development proposal and accords with the methodology set in Chapter 2.

Baseline Conditions

- 15.68 This section summarises the existing climate change conditions of the Site and its surroundings. It provides a baseline against which the climate change effects of the Proposed Development have been assessed.

Baseline Conditions

Site Context and Existing Land Use

- 15.69 The South Wokingham SDL Extension lies on land to the east of Easthampstead Road and west of Old Wokingham Road. It extends to approximately 64 hectares, of which the Pearces Farm site accounts for around 7.4 hectares, the Priors Farm site for around 56.5 hectares including the SANG land south of Easthampstead Road, and the Byway 30 application area for approximately 0.21 hectares.
- 15.70 The Site is predominantly in agricultural use, although it also includes a number of residential or commercial properties. It contains an unnamed ordinary watercourse flowing east-west towards the Emm Brook, and is defined by established hedgerows, tree belts and public rights of way.

Current Climate Conditions

- 15.71 As per best practice guidance for Climate Change Resilience, the current climate baseline is defined by historic conditions and the prevailing conditions at the time of the assessment.
- 15.72 Climate data for the Site has been informed by regional datasets, including UK Climate Projections (UKCP18), alongside local evidence presented within the Wokingham Borough Council Climate Change Evidence Base.
- 15.73 The current climate baselines indicates that average annual temperatures in the South East are approximately 10 to 11 degrees Celsius. During the warmest months (June to August) temperatures have historically exceeded 35 degrees Celsius, reflecting an increasing trend in extreme heat. Winter temperatures typically range between and 2 and 8 degrees Celsius.
- 15.74 Average annual rainfall within the South East region ranges between 600mm and 800mm.
- 15.75 The Wokingham Borough Climate Change Evidence Base (Arup, 2022) confirms the area has already experienced increasing temperatures and changing rainfall patterns over recent decades. The evidence identifies the extreme heat events are becoming more frequent, with recorded peak temperatures reaching 35 degrees Celsius.

Greenhouse Gas Emissions and Energy Consumption

- 15.76 Wokingham Borough Council's Climate Emergency Strategy 2025 states that, using DESNZ data for 2022, identifies the borough-wide emissions total of approximately 525.4 ktCO₂e, including 56.6 kt from domestic electricity, 166.2 kt from domestic gas, 12.1 kt from domestic other fuels, 61.1 kt from industrial and commercial electricity, 28.5 kt from industrial and commercial gas, 22.6 kt from industrial and commercial other fuels, 14.7 kt from the public sector, 67.8 kt from road transport on A roads, 96.2 kt from road transport on minor roads, 10.6 kt from other transport, and -10.9 kt from land use, land use change and forestry ("LULUCF").
- 15.77 The Climate Emergency Action Plan Fifth Progress Report 2024 represents a closely related borough-wide carbon footprint using 2021 data and records total emissions of 535 ktCO₂e. It attributes 259.9ktCO₂e to the domestic sector, 126.9ktCO₂e to commercial sector,

160.1ktCO₂e to transport and -11.9 ktCO₂e to carbon sequestration. However, please note, the existence of two closely related but not identical figures reflect the ongoing refinement of the methodology for carbon accounting.

- 15.78 Furthermore, Arup's Local Plan Update Evidence Base concluded in 2022 that Wokingham's GHG emissions were concentrated in the domestic and transport sectors, and the 2025 Climate Emergency Strategy continues to identify domestic energy as 44% of emissions and transport as 33%. The strategy further records that approximately 72% of travel emissions come from personal petrol and diesel vehicles, reflecting the high levels of car ownership and reliance on private transport within the borough.

Transport and Air Quality (Emissions Context)

- 15.79 The Site is not located within an Air Quality Management Area (AQMA) according to Defra UK and nor are there any AQMAs throughout Wokingham Borough.
- 15.80 A detailed assessment of air quality issues is provided in the Air Quality Technical Chapter 8, which states that the Site is not located near any known industrial sites that would significantly impact air quality. The primary source of air pollutants within the vicinity of the Site is road traffic associated with the strategic road network, including Easthampstead Road, Old Wokingham Road and the wider network connecting to the A329 and M4 corridors.
- 15.81 The CEAP Sixth Progress Report (2025) identifies transport as one of the most significant contributors to borough-wide emissions and highlights the importance of reducing reliance on private vehicles.
- 15.82 The CEAP Sixth Progress Report 2025 states that Wokingham has higher-than-average car ownership, with transport-related annual carbon savings of 101,712 tCO₂e identified through the CEAP's target actions.

Ecology

- 15.83 The Site comprises agricultural fields and hedgerows under the administrative boundary of Wokingham Borough Council. The Site is not affected by any ecological designations.
- 15.84 Water and Flood Risk
- 15.85 The Site is located within Flood Zone 1, therefore has less than 1 in 1000-year probability of river flooding. With regard to surface water flooding, the majority of the Site is at low-risk, with the exception of the northern part of the Site. However, in areas of land where residential development is proposed, the risk is either low (0.1% AEP) or remains flood free.
- 15.86 Further details are included within the **Hydrology and Flood Risk Chapter 9**.

Agriculture and Carbon Sequestration

- 15.87 The Site is predominantly within agricultural land, which contributes to the borough's land-based carbon balance. At a borough level, Land Use, Land Use, Change and Forestry (LULUCF) currently provide a net carbon sequestration benefit, estimated at approximately - 10.9 ktCO₂e.

- 15.88 The Original application submissions were accompanied by Agricultural Land Classification (ALC) Reports, which confirm that the Site comprises land within Grades 2, 3a and 3b.
- 15.89 WBC has identified carbon sequestration as a key priority within its Climate Emergency Action Plan, including large-scale planting and habitat creation. WBC reports that over 60,000 trees have been planted across approximately 33 hectares, contributing to increased woodland cover and enhanced ecological networks.

Table 15.1 Wokingham Borough Council Greenhouse Gas Baseline Evidence

Source	Year of Emissions Data	Borough-Wide Footprint	Key breakdown
WBC Climate Emergency Strategy	2022	525.4 ktCO ₂ e	44% domestic, 24% industrial and commercial, 33% transport, -2% sequestration; domestic gas 166.2 kt, domestic electricity 56.6 kt, A-road transport 67.8 kt, minor-road transport 96.2 kt.
WBC CEAP Fifth Progress Report	2021	535 ktCO ₂ e	259.9 ktCO ₂ e domestic, 126.9 ktCO ₂ e commercial, 160.1 ktCO ₂ e transport, -11.9 ktCO ₂ e carbon sequestration.
Arup Local Plan Update Climate Change Evidence Base	2019	772 ktCO ₂ e	45% transport, 34% domestic, 10% commercial, 8% industry, 2% public sector, with LULUCF offset of 15.9 ktCO ₂ e; emissions reduced by 34% since 2005.

Future Baseline Conditions

- 15.90 The future baselines are defined as the likely evolution of environmental conditions if the Site were not developed, taking into account WBC's Climate Change Strategy. The Proposed Development is anticipated to be completed by 2036 and be fully operational thereafter. The future baseline considers the climate change situation in relation to the Site by 2036 should the Site not be developed. The Local Plan Update evidence indicates that Wokingham must accommodate substantial growth, and the South Wokingham SDL Extensions forms part of the agreed wider strategic growth. Therefore, in the absence of the Proposed Development, growth would need to be accommodated elsewhere, potentially in less sustainable locations.

Climate conditions predictions

- 15.91 The following climate change predictions are based on Met Office UKCP18 data, which are the most up to date national climate projections for the UK. The predictions are based on a 'high emissions' scenario (UKCP18 RCP8.5), as recommended within the IEMA guidance.

Overall, the predictions are for warmer, wetter winters and hotter, drier summers across the UK, although there will be natural variations.

- 15.92 The UKCP18 projections provide data up to 2100, which is considered an acceptable temporal scope under which to assess future climate change effects for the Proposed Development.

Temperature projections

- 15.93 On a national level, all areas of the UK are projected to be warmer by the end of the 21st Century, particularly in summer months. Temperatures on hot summer days by the 2070s are projected to increase by 3.7°C to 6.8°C. Additionally, the frequency of hot spells (temperatures exceeding 30°C for two or more consecutive days) will increase.
- 15.94 By the 2050s, average summer temperatures in southern England are projected to increase approximately 1.5 to 3 degrees Celsius under medium emissions scenarios. By the 2080s, temperature increases could exceed 4 degrees Celsius under higher emissions scenarios. In addition to increased temperature, the frequency and intensity of extreme heat events are expected to increase significantly.
- 15.95 Arup (2022) states that Wokingham is likely to face significant climate change effects such as prolonged periods of extreme heat, reduced summer precipitation, and increased winter precipitation with associated pressure on surface and fluvial flood risk.
- 15.96 The report records that over the last 30 years the hottest summer day in Wokingham was 35.8°C, and that if global temperatures increase by 2°C, the hottest summer day could rise to around 37.7°C; under a 4°C warming scenario, it could rise to around 43°C. The same source states that since 1990 there have been around five days above 25°C per month on average in Wokingham, but this could increase to around ten days under a 2°C world and around nineteen days under a 4°C world. It also concludes that warmer summers are expected to become increasingly common and that wetter, milder winters are likely, with increased risks of surface water and fluvial flooding

Precipitation Projections

- 15.97 It is projected that there will be dryer summers in the UK, however Met Office data suggest that heavy summer rainfall events will increase in intensity, which will have particular impacts in urban areas due to surface water flooding.
- 15.98 Furthermore, UKCP projections indicate that winters are likely to become wetter, with increases in average precipitation of up to approximately 20-30% by the 2050s, while summers are likely to become drier, with reductions in average rainfall potentially exceeding 30%. At the same time, rainfall events are expected to become more intense, increasing the risk of surface water flooding.

Wind Projections

- 15.99 Nationally, it is predicted that there will be an increase of near surface wind speeds for the second half of the 21st Century in winter months, as well as an increase in the frequency of winter storms. However, there is no trend in projected wind speed for the UK.

- 15.100 Storm events and associated high winds can be disruptive and damaging for property, power networks, road and rail transport and aviation. Wind conditions also have implications for air quality, which tends to worsen in light winds conditions and high temperatures.

Energy Consumption

- 15.101 In Wokingham Borough Climate Emergency Strategy (2022), the total energy consumption levels for 2022 were recorded as 525.4 ktCO₂e with a reliance on fossil fuels.
- 15.102 The largest energy consuming sector in the district was domestic energy (accounting for 44%), followed by transport (33%). It is anticipated that energy demand patterns will be similar, albeit the source of energy will shift away from fossil fuels towards cleaner energy sources, particularly for the transport sector with the projected rise in the use of electric vehicles and new CO₂ regulations for cars, vans and HGVs.

GHG emissions

- 15.103 Wokingham's total emissions have been steadily decreasing since 2019, when emissions amounted to 772 ktCO₂e and in 2022 was recorded as 525.4 ktCO₂e. Despite this trend, WBC's target zero emissions by 2030 there will be pressure for a higher rate of reduction.

Air Quality

- 15.104 With regards to Air Quality (Chapter 8) additional emissions to air from traffic related to the Proposed Development once operational will include carbon dioxide (CO₂) which is a GHG, however concentrations as a result of the Proposed Development are also considered to be Negligible.

Ecology

- 15.105 Negligible change anticipated from existing baseline.

Hydrology and flood risk

- 15.106 Related to climate, wetter seasons will likely result in increased frequency of events. For instance, short intense rainfall events typical of thunderstorms can cause pluvial or surface flooding, meanwhile prolonged period of excessive rainfall leads to saturated soil, which in turn increases the risk of fluvial or river flooding.

Agriculture and Soil resource

- 15.107 No change is anticipated to the existing baseline.

Waste

- 15.108 Linked with continued agricultural use. No change anticipated.

Utilities

- 15.109 Linked with continued agricultural use. No change anticipated.

Receptors

- Receptors considered potentially sensitive to climate change are:
- Climatic systems
- Buildings – homes and other built infrastructure
- Human health – of construction workers and end users of the development
- Ecology – biodiversity, habitats and species

Assessment of Effects

15.110 In accordance with Regulation 4(2), this section identifies, describes and assesses the likely significant effects of the Proposed Development in relation to climate change. This includes consideration of both the contribution of the Proposed Development to climate change through greenhouse gas emissions, and the potential effects of climate change on the Proposed Development.

15.111 In line with the EIA Regulations, the assessment focuses on those effects with the potential to be significant and adopts a proportionate approach. The assessment therefore focuses on carbon dioxide emissions arising during the construction and operational phases of the Proposed Development, having regard to the wider borough emissions profile and relevant policy context.

Carbon emissions and energy consumption

15.112 Detailed construction information is not known at this stage. However, the original Transport Chapter identifies 2026 as a typical assessment year during the construction period, with the wider ES assuming construction would commence in 2025/26 and continue over an approximately 10-year programme. Emissions associated with construction will therefore occur temporarily and is not considered to make a significant contribution to national emissions in the long term.

Demolition Phase Assessment

15.113 No significant demolition works are anticipated as part of the Proposed Development. As such, greenhouse gas emissions associated with demolition would be minimal. The effect is therefore considered to be **Negligible and Not Significant**.

Construction Phase Assessment

15.114 The construction of the Proposed Development will involve construction traffic arriving at and departing from the Site, including the delivery of materials and workforce-related movements. There will also be the use of plant, machinery and equipment on Site. These activities will generate greenhouse gas emissions and energy demand and will therefore have a degree of effect on climate change.

15.115 Detailed construction information is not known at this stage. However, the emissions associated with the construction period will occur temporarily over the duration of the construction programme and will not make a significant contribution to national emissions in

the long term. In the context of borough-wide emissions, these construction-related emissions represent a small and temporary contribution.

- 15.116 The emissions generated through construction are anticipated to result in a **Negligible** effect upon baseline conditions before mitigation.

Operational Phase Assessment

- 15.117 Once operational, the Proposed Development will provide up to 1,030 dwellings across the three applications together with associated infrastructure and a one-form entry primary school if required as part of Application A. The completed development will require energy for heating, lighting and electrical equipment, all of which will contribute to greenhouse gas emissions. Residents, visitors and, if delivered, pupils and staff associated with the school will also travel to and from the Site, while the development will require regular servicing and maintenance vehicles, including for waste collection. The ESA confirms the three-application project description, including up to 850 dwellings plus a one-form entry primary school if required for Application A, up to 180 dwellings for Application B, and the Byway 30 crossing for Application C.
- 15.118 As detailed in the Transport Chapter (Chapter 7), once operational, the majority of changes in traffic flow associated with the Proposed Development would remain below 10%. Where increases in traffic do exceed this threshold, these are limited in extent and generally occur on links with lower sensitivity, such that the resultant effects are considered to be negligible or, at most, minor adverse. In all cases, these changes would not give rise to significant effects in EIA terms.
- 15.119 With regards to Air Quality (Chapter 8) additional emissions to air from traffic related to the Proposed Development once operational will include carbon dioxide (CO₂) which is a GHG, however concentrations as a result of the Proposed Development are also considered to be Negligible.
- 15.120 The Proposed Development incorporates measures to improve energy efficiency and promote sustainable modes of transport. It will also be required to comply with relevant Building Regulations and policy requirements relating to energy and sustainability, reducing emissions as far as practicable.
- 15.121 Whilst the anticipated CO₂ emissions in relation to traffic increase is considered to be negligible, ISEP provides clear guidance on how to appropriately assess the likely significance of effect in relation to undertaking the climate change assessment. Taking these factors into account, including the scale of emissions in the context of borough-wide emissions and national carbon reduction targets, in the context of the emissions generated through operation in relation to climate change, as the proposed development is anticipated to be delivered in accordance with policy and building regulation requirements, this is anticipated to result in a **Minor Adverse** effect upon baseline conditions before mitigation.

Air Quality

Demolition Phase Assessment

- 15.122 No significant demolition works are anticipated as part of the Proposed Development. As such, any air quality effects associated with demolition are considered to be **Negligible** and **Not Significant**.

Construction Phase Assessment

- 15.123 As set out in Chapter 8, construction activities have the potential to give rise to dust soiling effects. However, the Air Quality Chapter applies the IAQM approach, under which the significance of construction dust effects is not determined without mitigation, and concludes that with appropriate mitigation in place the residual effect would normally be negligible. Construction traffic emissions were screened out, with the Air Quality Chapter concluding that typical construction traffic volumes would be below the relevant EPUK/IAQM screening thresholds and would not have a significant impact on local roadside air quality.
- 15.124 In climate change terms, while construction activities will generate emissions to air, the effect from construction traffic emissions is considered to be **Negligible** and **Not Significant**.

Operational Phase Assessment

- 15.125 As set out in Chapter 8, the operational phase will generate traffic-related emissions, including carbon dioxide as a greenhouse gas. However, the air quality assessment concludes that changes in pollutant concentrations associated with the Proposed Development are negligible.
- 15.126 Given the negligible local air quality effects identified, the associated climate change effect arising from operational traffic emissions is also considered to be **Negligible** and **Not Significant**.

Biodiversity

Demolition Phase Assessment

- 15.127 No significant demolition works are anticipated as part of the Proposed Development. Accordingly, demolition-related biodiversity effects in climate terms are considered to be Negligible and Not Significant.

Construction Phase Assessment

- 15.128 As set out in Chapter 10, construction activities have the potential to disturb wildlife and damage or remove ecological features prior to mitigation. In particular, the Ecology chapter identifies moderate adverse effects in the absence of mitigation for receptors including bats and birds. In climate change terms, these changes may also reduce vegetation cover and its limited carbon storage and sequestration function.
- 15.129 Accordingly, the construction phase biodiversity effect, in the absence of mitigation, is considered to be **Moderate Adverse** before mitigation.

Operational Phase Assessment

- 15.130 As set out in Chapter 10 and the wider scheme description, the Proposed Development includes substantial green infrastructure, SANG, allotments, habitat creation and long-term management. The Original ES introduction also confirms provision of allotments, green corridors and open space as part of the scheme design.
- 15.131 Whilst habitat loss occurs initially, the longer-term operation of the Proposed Development has scope to deliver biodiversity enhancement and improved habitat management. In climate terms, this is relevant to long-term sequestration and climate resilience.
- 15.132 As provided by Chapter 10, taking into account the potential for enhanced habitat condition and increased vegetation cover over time, the long-term operational biodiversity effect, without mitigation, is considered in climate terms to be **Minor Adverse**.

Hydrology*Demolition Phase Assessment*

- 15.133 No significant demolition works are anticipated. The demolition phase hydrological effect is therefore **Negligible** and **Not Significant**.

Construction Phase Assessment

- 15.134 As set out in Chapter 9, construction activities have the potential to affect surface water flows and water quality through temporary earthworks, excavation, compaction, sediment mobilisation and runoff. Temporary changes to drainage patterns and localised ponding may also arise during the construction period.
- 15.135 On that basis, prior to mitigation, the construction phase hydrological effect is considered capable of giving rise to a **Negligible** effect.

Operational Phase Assessment

- 15.136 As set out in Chapter 3 and Chapter 9, the scheme has been designed using a sequential approach, locating residential development in Flood Zone 1 and placing SANG and drainage features in lower-lying and more flood-prone areas Flood Zones 2 and 3. The drainage strategy incorporates SuDS, attenuation and controlled discharge, and allows for changes in rainfall associated with climate change.
- 15.137 On that basis, the risk to future occupants from fluvial flooding is considered to be limited, although some potential for surface water and pluvial flood risk remains prior to detailed mitigation. Accordingly, the operational hydrology effect is considered to be **Negligible** before mitigation.

Agriculture and Soils*Demolition Phase Assessment*

- 15.138 No significant demolition works are anticipated and the demolition phase effect on agriculture and soils is therefore **Negligible** and **Not Significant**.

Construction Phase Assessment

15.139 The Proposed Development will result in the permanent loss of agricultural land and associated soils as the Site is developed. This includes the loss of existing soil resources and a change from agricultural use to residential-led mixed use development.

15.140 The effect on agriculture and soils during construction is considered to be **Minor Adverse**.

Operational Phase Assessment

15.141 The loss of agricultural land remains adverse but needs to be framed in the context of the allocation, the wider public benefits of the scheme and the fact that the Site forms part of the South Wokingham SDL Extension being promoted through the Local Plan. The guidance note confirms the Site remains part of the wider South Wokingham SDL Extension and the project description remains up to 1,030 homes plus associated infrastructure and SANG.

15.142 Accordingly, the operational effect on agriculture and soils is considered to be **Minor Adverse** and **Not Significant**. That effect is balanced against the public benefits of the Proposed Development.

Utilities and Waste*Demolition Phase Assessment*

15.143 No significant demolition works are anticipated and any demolition-related effect on utilities and waste is therefore **Negligible** and **Not Significant**.

Construction Phase Assessment

15.144 Benchmarking Data on the volume of waste creation from construction from the BRE (published 2012) identifies that, on average, 16.8 tonnes of waste is created per 100 square metres of residential development. The 16.8 tonnes is made up of timber, concrete, inert, ceramic, insulation, plastic, packaging, metal, plaster & cement and miscellaneous waste streams.

15.145 Based on BRE data each unit would generate approximately 25.6 tonnes of waste resulting in a total of approximately 26,300 tonnes of waste in the construction phase of the 1,030-dwelling development. This is considered a **Minor Adverse** effect ahead of mitigation, however a Waste Audit and Management Plan will be in place to minimise waste during construction, in addition to a CEMP to be agreed with the LPA.

Operational Phase Assessment

15.146 At operation, household waste will be managed through standard Wokingham Borough Council protocols, and the scheme layout allows for an appropriate waste strategy and collection arrangements. The Original ES introduction confirms the detailed design will accommodate a waste strategy in accordance with WBC waste requirements.

15.147 In utility terms, the Proposed Development will increase demand on electricity, water, telecoms and other infrastructure. However, these services are expected to be delivered through standard connections and any necessary upgrades at the detailed stage.

15.148 Accordingly, the operational waste effect is considered to be **Negligible**, while the operational utilities effect is considered to be **Minor Adverse** before mitigation.

Mitigation

15.149 Adaptive management is the process that enables uncertainty to be taken into account in future operational decision-making. This process is widely applied where there is uncertainty and is relevant to climate change given the evolving nature of climate projections and future policy responses.

15.150 Given the complex and uncertain nature of climate change and its effects, the approach to mitigation must be adaptive. As set out in IEMA guidance on climate change resilience and adaptation, adaptive management allows uncertainty to be incorporated into future decisions, such that as further information becomes available, appropriate mitigation and management measures can be introduced where necessary. This approach is consistent with the wider EIA Regulations requirement to identify measures to avoid, prevent, reduce and, where possible, offset likely adverse effects.

15.151 Direct mitigation will be effective in managing the potential climate change effects of the Proposed Development. These measures include sustainable drainage, construction methods and site management practices, measures to reduce negative effects on air quality, ecological mitigation and habitat enhancement, construction and waste management measures, and the promotion of sustainable transport, including walking, cycling and public transport. The Original ES and description of development confirm that the scheme incorporates SuDS, green infrastructure, active travel links and a site layout intended to support sustainable movement across the Site and wider SDL.

15.152 Mitigation measures are capable of reducing the adverse effects identified under the assessment of effects in this Chapter.

Demolition Phase Assessment

15.153 No specific mitigation measures are required in relation to demolition, as effects have been identified as **Negligible** and **Not Significant**.

Construction Phase Assessment

15.154 During construction, standard good practice measures will be implemented to minimise greenhouse gas emissions and wider climate-related effects. These include the use of efficient plant and machinery, appropriate site management practices, dust suppression where necessary, and the optimisation of construction logistics to reduce unnecessary transport movements. In addition, construction and waste management measures will assist in minimising resource use and waste arisings during the construction period.

15.155 These measures are consistent with standard industry practice and will reduce construction-related climate effects as far as practicable. However, effects will still arise as emissions and disturbance are inherent to the construction process. The construction phase effect therefore remains **Minor Adverse** and **Not Significant**.

Operational Phase Assessment

- 15.156 The Proposed Development incorporates a range of embedded measures to reduce operational climate effects. These include energy efficiency measures in line with current Building Regulations, sustainable drainage, green infrastructure, biodiversity enhancement, and the promotion of sustainable transport options including pedestrian and cycle connectivity. These measures directly address the principal climate-related pathways associated with the Proposed Development, particularly building energy demand, transport, water management and ecological resilience.
- 15.157 Given that domestic energy use and transport represent the largest sources of emissions within Wokingham Borough, these embedded measures are particularly relevant in reducing the primary operational climate effects of the scheme. They will also support alignment with national and local policy objectives to reduce emissions and transition towards a low-carbon and climate-resilient form of development.
- 15.158 These measures will reduce the overall climate-related effects associated with the development. However, operational effects will continue over the lifetime of the development, and the operational phase effect therefore remains **Minor Adverse** and **Not Significant**.

Residual Effects and Monitoring

- 15.159 This section considers the residual effects of the Proposed Development following the implementation of mitigation measures and confirms whether the overall conclusions of the assessment remain unchanged.

Demolition Phase Assessment

- 15.160 As no significant demolition works are anticipated, greenhouse gas emissions and wider climate-related effects associated with demolition would be minimal. The residual effect is therefore **Negligible** and **Not Significant**.

Construction Phase Assessment

- 15.161 With the proposed construction activities mitigation measures in place, including standard good practice construction methods, dust suppression where necessary, construction and waste management measures, and the efficient management of plant, materials and transport movements, the significance of the residual effects in respect of the following are considered to be limited for the construction phase:

- Carbon Emissions and Energy Consumption
- Air Quality
- Biodiversity
- Hydrology
- Utilities and Waste

- 15.162 In the context of wider borough emissions and the temporary nature of construction activities, the overall residual construction phase effect is considered to be Minor Adverse and **Not Significant**.

Operational Phase Assessment

- 15.163 The assessment demonstrates that the Proposed Development is not predicted to have a significant adverse effect on climate change when complete and occupied.
- 15.164 It is considered that the residual effect on agriculture and soils is **Minor Adverse** and **Not Significant**, reflecting the permanent loss of agricultural land as part of the Proposed Development and noting that the development will be constructed in accordance with the latest building regulations and policy requirements, rendering a Minor Adverse effect. However, this effect is balanced against the public benefits of the scheme and the role of the Site within the wider South Wokingham SDL Extension. Furthermore, with mitigation, biodiversity and green infrastructure enhancements, including the delivery of SANG, woodland planting and long-term ecological management, are expected to deliver longer-term environmental benefits as a result of habitat creation, landscape planting and the cessation of existing agricultural practices.
- 15.165 Following the implementation of embedded mitigation measures, the residual effect of the Proposed Development on climate change, and of wider climate change effects upon the occupants of the Proposed Development, built environment and ecology, is considered to be **Minor Adverse** and **Not Significant**.

Monitoring

- 15.166 In accordance with Schedule 4, Clause 7 of the EIA Regulations, monitoring is typically required where significant adverse effects have been identified. As no significant adverse effects in relation to climate change have been identified, formal monitoring is not required. However, standard mechanisms are in place to ensure that mitigation measures are implemented effectively and that the assumptions underlying the assessment remain valid.

Demolition Phase Assessment

- 15.167 No monitoring is required, as no significant demolition works are anticipated and effects have been identified as **Negligible** and **Not Significant**.

Construction Phase Assessment

- 15.168 Construction phase measures will be secured through standard site management practices, including adherence to construction management plans where required. These mechanisms will assist in ensuring that greenhouse gas emissions, dust-generating activities, waste arisings, drainage controls and other climate-related construction effects are minimised as far as practicable during the construction period.

Operational Phase Assessment

- 15.169 Operational performance will be secured through compliance with Building Regulations and any relevant planning conditions. These mechanisms will help ensure that energy efficiency,

drainage, landscaping, biodiversity and wider sustainability measures are implemented and maintained throughout the lifetime of the development, in line with relevant policy and regulatory requirements.

Cumulative Effects Assessment

15.170 This section considers the potential cumulative effects of the Proposed Development in combination with other existing, approved and reasonably foreseeable developments, in accordance with Schedule 4 of the EIA Regulations. It also considers the in-combination effects between related topic matters, both intra-project (within the Site) and inter-project (with other sites).

15.171 A review of committed developments has been undertaken in line with the Original ES. There are no new sites to be considered in the ESA in relation to cumulative effects assessment and that this section is likely to remain unchanged.

Demolition Phase Assessment

15.172 No significant demolition works are anticipated as part of the Proposed Development. As such, cumulative climate-related effects arising during demolition would be minimal. The cumulative effect is therefore considered to be **Negligible and Not Significant**.

15.173 The cumulative effect is therefore considered to be **Negligible and Not Significant**.

Construction Phase Assessment

15.174 During the construction phase, cumulative climate-related effects may arise from the combination of construction traffic, plant use, material consumption, temporary air quality effects, ecological disturbance, drainage changes and construction waste generation occurring alongside other committed developments within the wider area.

15.175 However, these effects are temporary in nature, limited to the construction period, and will be managed through standard construction controls, site-specific mitigation and relevant planning and environmental management measures. In the context of wider borough, national and global emissions and environmental conditions, the contribution of the Proposed Development to cumulative climate change effects during construction is limited.

15.176 The cumulative construction phase effect is therefore considered to be **Minor Adverse and Not Significant**.

Operational Phase Assessment

15.177 During the operational phase, cumulative climate-related effects may arise from the combination of operational energy demand, transport movements, pressure on utilities and waste systems, land use change, hydrological effects and the interaction of these with other committed developments.

15.178 Whilst these effects will contribute cumulatively to climate change at a wider scale, they will continue to be addressed through national and local policy requirements, embedded mitigation measures, Building Regulations, sustainable drainage, green infrastructure, biodiversity enhancement and the wider transition towards a low-carbon economy.

15.179 The cumulative operational phase effect is therefore considered to be **Minor Adverse** and **Not Significant**.

Limitations and Assumptions

- 15.180 This section identifies any limitations and assumptions relevant to the climate change assessment. Given the broad and inherently uncertain nature of climate change, the assessment has been undertaken using the information available at the time of writing and adopts a proportionate approach, drawing on both qualitative professional judgement and the findings of the wider Environmental Statement.
- 15.181 Detailed carbon modelling has not been undertaken. The assessment is therefore based on reasonable assumptions regarding construction activities, building performance, transport characteristics, drainage design, land use change and the implementation of embedded mitigation measures, informed by the wider Environmental Statement, available technical information and relevant standards.
- 15.182 The assessment also assumes that the Proposed Development will be constructed and operated in accordance with relevant Building Regulations, planning policy requirements, approved design parameters and standard good practice measures. Where detailed design information is not yet available, a precautionary approach has been applied where appropriate.
- 15.183 These limitations and assumptions are typical of assessments of this nature and do not materially affect the conclusions of the assessment.

Summary of Impacts

- 15.184 The assessment has considered the likely significant effects of the Proposed Development in relation to climate change, with regard to the updated policy context, WBC's climate emergency position, and current good practice guidance.
- 15.185 The baseline evidence confirms that WBC's emissions is predominantly by the domestic and transport sectors, with domestic energy accounting approximately 44% of borough-wide emissions and transport accounting for approximately 33%. WBC's evidence base also confirms that Wokingham is likely to experience increasingly severe climate effects, including greater frequency of extreme heat, more intense rainfall events and increasing pressure on water resources, drainage systems and ecological receptors.
- 15.186 The Proposed Development has been assessed in relation to demolition, construction and operational emissions.
- 15.187 No significant demolition phase effects have been identified. No substantial demolition works are anticipated and any associated greenhouse gas emissions or waste arisings would be limited in scale and duration. The effect is therefore assessed as **Negligible** and **Not Significant**, with no specific mitigation or monitoring required beyond standard good practice.
- 15.188 During the construction phase, the assessment identifies temporary climate-related effects arising from carbon emissions and energy consumption, construction traffic and emissions to

air, ecological disturbance and habitat loss, temporary changes to drainage and runoff, and construction-related utilities demand and waste generation. These effects are inherent to the construction process and cannot be wholly avoided, but they are temporary in nature and limited to the duration of the construction programme. With standard construction good practice and embedded controls, the overall construction phase effect is assessed as **Minor Adverse** and **Not Significant**.

15.189 During the operational phase, the assessment identifies climate-related effects arising from building energy use and transport, together with the interaction of the Proposed Development with biodiversity, hydrology, agriculture and soils, and utilities and waste. The scheme also includes embedded measures such as energy-efficient design, sustainable transport links, SuDS, green infrastructure, habitat creation (including SANG and woodland planting) and long-term management. Taking these factors into account, the overall operational phase effect is assessed as **Minor Adverse** and **Not Significant**.

15.190 Overall, the assessment concludes that the Proposed Development will not give rise to any significant adverse effects in relation to climate change. While the scheme will inevitably result in some greenhouse gas emissions during construction and operation, those effects are limited by embedded design measures and policy compliance. The proposed development is therefore considered to result in a **Minor Adverse effect** and is to be acceptable in climate change terms.

Table 15.2 Table of Effects

Matter	Phase	Nature of Effect (Permanent / Temporary)	Assessment of Effects	Mitigation / Enhancement Measures & Monitoring	Residual Effect (Major / Moderate/Minor) (Beneficial / Adverse / Negligible)
Carbon Emissions and Energy Consumption	Construction	Temporary	Negligible	Standard construction good practice, efficient plant and machinery, minimisation of construction traffic and material use.	Minor Adverse
	Operation	Permanent	Minor Adverse	Energy efficient design, compliance with Building Regulations, sustainable transport measures, and low-carbon technologies where feasible. Secured through planning conditions and detailed design.	Minor Adverse

Matter	Phase	Nature of Effect (Permanent / Temporary)	Assessment of Effects	Mitigation / Enhancement Measures & Monitoring	Residual Effect (Major / Moderate/Minor) (Beneficial / Adverse / Negligible)
Air Quality	Construction	Temporary	Negligible	Dust suppression, wheel washing, construction traffic management and standard IAQM mitigation measures	Negligible
	Operation	Permanent	Negligible	Sustainable transport links, active travel infrastructure and policy-compliant site layout.	Negligible
Biodiversity and Green Infrastructure	Construction	Temporary	Moderate Adverse	Ecological mitigation measures, protection of retained habitats and ecological supervision secured through CEMP and Landscape & Ecological Management Plan (LEMP).	Minor Adverse
	Operation	Permanent	Minor Adverse	Delivery of SANG, habitat creation, woodland planting and long-term ecological management secured through LEMP.	Negligible to Minor Beneficial
Hydrology and Flood Risk	Construction	Temporary	Negligible	Temporary drainage controls, sediment management and pollution prevention measures secured through CEMP.	Negligible
	Operation	Permanent	Negligible	SuDS, climate-resilient drainage design secured through detailed drainage strategy and planning conditions.	Negligible

Matter	Phase	Nature of Effect (Permanent / Temporary)	Assessment of Effects	Mitigation / Enhancement Measures & Monitoring	Residual Effect (Major / Moderate/Minor) (Beneficial / Adverse / Negligible)
Agriculture and Soils	Construction	Temporary / Permanent	Minor Adverse	Soil handling and storage measures, minimisation of disturbance where practicable. Secured through construction management procedures.	Minor Adverse
	Operation	Permanent	Minor Adverse	Landscape planting and green infrastructure measures.	Minor Adverse
Utilities and Waste	Construction	Temporary	Minor Adverse	Waste minimisation, recycling measures and Site Waste Management procedures secured through CEMP and Waste Management Plan.	Minor Adverse
	Operation	Permanent	Negligible to Minor Adverse	Standard waste collection arrangements and efficient utility infrastructure provision secured through detailed design.	Negligible to Minor Adverse

List of Sources

UK Government (2008, as amended 2019) – Climate Change Act

Climate Change Committee (2025) – Seventh Carbon Budget

Ministry of Housing, Communities and Local Government (December 2024) – adopted National Planning Policy Framework (NPPF)

Ministry of Housing, Communities and Local Government (December 2025) – draft National Planning Policy Framework (NPPF)

Wokingham Borough Council (2010) – Core Strategy Development Plan Document

Wokingham Borough Council (2014) – Managing Development Delivery Local Plan

Wokingham Borough Council (2022) – Local Plan Update Climate Change Evidence Base (prepared by Arup)

Wokingham Borough Council (2024) – Climate Change Topic Paper

Wokingham Borough Council (2022) – Climate Change Interim Policy Position Statement

Wokingham Borough Council (2025) – Climate Emergency Action Plan (CEAP)

Institute of Environmental Management and Assessment (IEMA) (2020) – Environmental Impact Assessment Guide to Climate Change Resilience and Adaptation

Institute of Environmental Management and Assessment (IEMA) (2022) – Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)

UK Government (2023) – Building Regulations Approved Document Part L1A: Conservation of Fuel and Power in New Dwellings

UK Government – Future Homes Standard

Department for Energy Security and Net Zero (DESNZ) – UK Local Authority Greenhouse Gas Emissions Data

UK Met Office (2018) – UK Climate Projections (UKCP18)

SCATTER (Setting City Area Targets and Trajectories for Emissions Reduction) datasets

16. CUMULATIVE EFFECTS ASSESSMENT

Introduction

- 16.1 This Chapter provides an overview of the cumulative effects identified as part of the ESA, in relation to the Proposed Development as required by Clause 5e of Schedule 4 of the 2017 ES Regulations.
- 16.2 Clause 5e of Schedule 4 of the 2017 EIA Regulations requires that an ES must include a description and assessment of:

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

Cumulative Effects Assessment (CEA)

- 16.3 The methodology and types of cumulative effects considered in the ESA remain as those considered within the Original ES.

Identifying Cumulative Projects

- 16.4 Using the methodology set out in the Original ES, the impacts of the project that have been taken into account cumulatively with other projects taking place within the identified zone of influence. The Original ES sites have been reviewed as part of the ESA, and are updated as follows:
- Land at Phase 2b, South Wokingham SDL (Ref: 191068) – construction has commenced. This site remains as a cumulative site.
 - Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325) has now been approved. This site remains as a cumulative site.
 - Outline planning application (Ref. 222306) for 350 dwellings at Land adjacent to Blagrove Lane, Wokingham, was refused on 17 September 2024, with a subsequent appeal being allowed in May 2025. This Site therefore remains as a cumulative site.
 - The Reserved Matters application (Ref. 223778) pursuant to outline planning consent (Ref. 211777) for the erection of up to 130 residential units and a 70-bed care home at land adjacent to Toutley Depot, was withdrawn on 18 November 2025. However, due to the outline permission this site remains as a cumulative site.
 - The development at North Wokingham SDL - Ashridge Farm (201515) has now been completed, and therefore has been removed from the cumulative sites assessment.
- 16.5 Having undertaken a further review, there are no new sites to be considered in the ESA in relation to cumulative effects assessment, based on the criteria in the Original ES.
- 16.6 A summary of the main findings from cumulative (additive) effects and combined (synergist) effects assessments are set out below.

Cumulative Effects

16.7 Cumulative effect arising from the following ESA topics were considered within the Original ES and the overall significance of effects remains unchanged within each ESA chapter. A summary of each is set out below:

- **Socio economics** – The impacts of the new developments on an area will be / will have been mitigated based on the scale and type of development through the planning process and through the agreement of appropriate planning obligations. As such, there is considered to be **no cumulative effect** of the proposed development in addition to, or along with, the identified sites in Wokingham.
- **Transport and Access** – during the construction phase there will be a temporary minor, while traffic increases associated with the operational phase of the development would generally have **Negligible** transport related effects.
- **Air Quality** – with appropriate mitigation construction and operational effects are considered **Negligible**.
- **Hydrology and Flood Risk** - construction and operational effects are considered **Negligible**. There are cumulative impacts that could be considered **Minor Beneficial** in terms of further attenuating and restricting surface water runoff into nearby watercourses and improving the water quality from appropriate SuDS design.
- **Biodiversity** – there are considered to be **no adverse** cumulative effects on watercourses bat roost, nesting birds, and stag beetles, with **Minor Beneficial** effects on hedgehogs, and hedgerows. The only significant cumulative effect for the schemes is considered to be a **short-term Moderate Adverse** effect on reptiles.
- **Landscape and Visual** – There would only be limited cumulative construction and operational effects, primarily in relation to public footpaths, these are considered **Negligible**.
- **Heritage and Archaeology** – construction and operational effects are considered **Negligible**.
- **Noise** - with appropriate mitigation construction and operational effects are considered **Negligible**.
- **Ground Conditions** – **no cumulative effects** are identified.
- **Climate Change** - was not considered as part of the Original ES, and has been added as an additional technical chapter within the ESA. The assessment of cumulative sites is summarised below.

16.8 During the construction phase, cumulative climate-related effects may arise from the combination of construction traffic, plant use, material consumption, temporary air quality effects, ecological disturbance, drainage changes and construction waste generation occurring alongside other committed developments within the wider area.

- 16.9 However, these effects are temporary in nature, limited to the construction period, and will be managed through standard construction controls, site-specific mitigation and relevant planning and environmental management measures. In the context of wider borough, national and global emissions and environmental conditions, the contribution of the Proposed Development to cumulative climate change effects during construction is limited.
- 16.10 During the operational phase, cumulative climate-related effects may arise from the combination of operational energy demand, transport movements, pressure on utilities and waste systems, land use change, hydrological effects and the interaction of these with other committed developments.
- 16.11 Whilst these effects will contribute cumulatively to climate change at a wider scale, they will continue to be addressed through national and local policy requirements, embedded mitigation measures, Building Regulations, sustainable drainage, green infrastructure, biodiversity enhancement and the wider transition towards a low-carbon economy.
- 16.12 The cumulative effect is therefore considered to be **Minor Adverse** and **Not Significant**.

Summary

- 16.13 In accordance with Clause 5e of the Schedule 4 of the 2017 EIA Regulations, this Chapter has assessed the potential cumulative of effects as a result of the Proposed Development and other projects taking place within the identified zone of influence.
- 16.14 Overall, it is evident from this assessment that the Proposed Development can proceed on its own and in conjunction with other development proposals without any unacceptable combined or cumulative impacts on the local or wider environment.

17. SUMMARY OF MITIGATION MEASURES, RESIDUAL EFFECTS AND MONITORING

Introduction

- 17.1 This Chapter of the ESA summarises the effects of the Proposed Development outlined in the proceeding Chapters as well as any mitigation measures and monitoring incorporated into either the construction or operational phases of the Proposed Development in the Tables and text which follow.
- 17.2 The Chapter provides an update to **Chapter 16** of the Original ES for those chapters which have been updated as part of the ESA. For those chapters not updated, the conclusions in the Original ES are still relevant.

Socio-Economic

- 17.3 The Proposed Development will have socio-economic effects on the following sensitive receptors: Population, Economy, Housing, Education, Healthcare, Emergency Services, Recreation and Community Facilities.
- 17.4 The Summary of Effects for Socio-economics has been updated to reflect the inclusion of a primary school, which is assessed as a **Moderate Beneficial** effect. All other effects remain as considered in the Original ES. The updated table is set out below:

Table 17.1 Updated Summary of Effects

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			
Economy – construction works	Minor Adverse	Construction Management Regime	Minor Adverse
Economy- construction jobs	Minor Beneficial	Construction Management Regime	Minor Beneficial
Operational Phase			
Population	Moderate Beneficial	N/A	Moderate Beneficial
Economy	Moderate Beneficial	N/A	Moderate Beneficial
Economy – Jobs	Minor Beneficial	N/A	Minor Beneficial
Housing provision	Major/Moderate Beneficial	N/A	Major/Moderate Beneficial
Education – Early years	Negligible	S106 contributions / CIL	Negligible
Education – Primary	Negligible	Provision of 1FE primary school / S106 contributions / CIL	Moderate Beneficial

Potential Effect	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Education – Secondary	Negligible	S106 contributions / CIL	Negligible
Education –Further education	Negligible	S106 contributions / CIL	Negligible
Healthcare – GPs	Negligible	N/A	Negligible
Healthcare – Dentists	Negligible	N/A	Negligible
Healthcare – Pharmacies	Negligible	N/A	Negligible
Healthcare – Hospitals & Emergency Services	Negligible	N/A	Negligible
Recreation	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Retail	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Community halls	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Libraries	Negligible	N/A	Negligible

17.5

Transport and Access

17.6 There has been no change in summary of effects since the Original ES.

Air Quality

17.7 **Table 17.1** of this ESA below should be read alongside **Table 16.3** of the Original ES. Since the submission of the Original ES, the Summary of Impacts has only been updated to reflect the updated Technical Appendices.

17.8 There have been no further changes in summary of effects since the Original ES.

Table 17.2 Air Quality Summary of Impacts Table

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Construction				
Construction dust impact upon surrounding properties and particulate matter impacts upon local residents	Temporary	N/A	Dust mitigation measures as set out in Appendix 8.4 of this ESA.	Negligible
Completed Development				
Emissions from traffic generated by the development on existing sensitive human receptors	Permanent	Negligible	None required, although measures to minimise transport emissions are set out in Chapter 7 of this ESA	Negligible
Cumulative Effect				
Construction	As above			
Operation	As above			

Hydrology and Flood Risk

17.9 There has been no change in summary of effects since the Original ES.

Biodiversity

17.10 As mentioned in Chapter 10 of this ESA, the Summary of Impacts **Table 17.2** of this ESA has been updated from **Table 16.5** of the Original ES to reflect updated ecological surveys and reassessment work undertaken during 2025 and 2026 identified refinements to the ecological baseline relating primarily to great crested newt (*Triturus cristatus*), barbastelle bat

(*Barbastella barbastellus*) and skylark (*Alauda arvensis*). However, subject to the mitigation measures identified within the Original ES and this ESA Chapter, the updated information does not materially alter the overall conclusions of the Original ES.

- 17.11 **Table 17.2** provides a summary of the residual biodiversity effects associated with the updated ecological baseline and assessment presented within this ESA Chapter. The table identifies the anticipated residual effects during both the construction and operational phases of the Proposed Development following implementation of the mitigation measures identified within the Original ES and this Environmental Statement Addendum. Unless otherwise stated, the conclusions of the Original ES remain valid.

Table 17.3 Summary of Residual Biodiversity Effects Following Mitigation

Residual Effect	Receptor Sensitivity	Impact Magnitude	Nature	Duration	Degree of Effect
Construction Phase					
Barbastelle bat	High	Low	Adverse	Short-term	Minor adverse and not significant
Great crested newt	Medium	Negligible to low	Adverse	Short-term	Negligible to minor adverse and not significant
Skylark	Medium	Medium	Adverse	Short-term	Minor adverse and not significant
Operational Phase					
Barbastelle bat	High	Low	Adverse	Long-term	Minor adverse and not significant
Great crested newt	Medium	Negligible	Adverse	Long-term	Negligible and not significant
Skylark	Medium	Low	Adverse	Long-term	Minor adverse and not significant

Landscape and Visual

- 17.12 There has been no change in summary of effects since the Original ES. The Table below replicates that from the ESA Technical Chapter.

Table 17.4 Table of Effects

Receptor	Predicted Significance of Effect
Landscape Character Assessment for South Wokingham (2019)	
Landscape Character and Fabric of the Application Site (Direct Effects)	Moderate Adverse Permanent Local Significant

Receptor	Predicted Significance of Effect
Landscape Character Area 'LCA N1: Holme Green Pastoral Sandy Lowland'	Minor Adverse Permanent Regional Not Significant
Photoviewpoint 1:	Moderate Adverse Permanent Local Potentially significant
Photoviewpoint 2:	Moderate Adverse Permanent Local Potentially significant
Photoviewpoint 3:	Minor /Negligible Adverse Temporary Local Not Significant
Photoviewpoint 4:	Moderate/Minor Adverse Temporary Local Potentially Significant
Photoviewpoint 5:	Moderate Permanent Local Potentially significant
Photoviewpoint 6:	Moderate Permanent Local Potentially significant
Photoviewpoint 7:	Moderate/Minor Permanent Local Not significant
Photoviewpoint 8:	Moderate Adverse Permanent Local Significant
Photoviewpoint 9:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 10:	Moderate Adverse Permanent Local Potentially significant

Receptor	Predicted Significance of Effect
Photoviewpoint 11:	Major/Moderate Adverse Permanent Local Significant
Photoviewpoint 12:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 13:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 14:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 15:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 16:	Moderate Adverse Permanent Local Significant
Photoviewpoint 17:	Moderate/Minor Adverse Permanent Local Not significant
Photoviewpoint 18:	Moderate/Minor Adverse Permanent Local Not significant

Archaeology and Heritage

17.13 There has been no change in summary of effects since the Original ES. The Table below replicates that from the ESA Technical Chapter.

Table 17.5 Summary of Effects Table

Receptor	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			

Receptor	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate adverse	N/A	Minor/Moderate adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	Moderate Adverse	Scheme of Archaeological Investigation	Negligible Adverse
Operational Phase			
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral

Receptor	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	N/A	N/A	N/A

Noise

- 17.14 The Addendum ES Chapter shows that, based on the revised traffic data, the outcomes remain the same as in the Original ES Chapter. Additionally, the inclusion of the proposed school will result in a negligible significance of effect.

Table 17.6 Summary Table of Effects

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Construction				
Construction Noise	Temporary	Minor to Moderate Adverse	Incorporation of Best Practicable means and a Construction Environment Management Program (CEMP)	Negligible to Minor Adverse
Construction Generated Traffic	Temporary	Negligible	N/A	Negligible
Completed Development				
Change in Traffic Noise Level	Permanent	Negligible	N/A	Negligible

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Minor) (Beneficial/ Adverse / Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Minor) (Beneficial / Adverse / Negligible)
Existing Road Traffic on Proposed Residential	Permanent	Minor to Moderate Adverse	Good Acoustic Design, Acoustic Glazing & Alternative Ventilation.	Negligible to Minor Adverse
Existing Commercial on Proposed Residential	Permanent	Negligible	N/A	Negligible
Fixed Plant from Proposed Commercial	Permanent	Negligible	Plant noise emission Levels at closest Receptors	Negligible
Existing Road Traffic on Proposed School	Permanent	Negligible	N/A	Negligible
Cumulative Effect				
Construction	Temporary	Minor to Moderate Adverse	Incorporation of Best Practicable means and a Construction Environment Management Program (CEMP)	Negligible to Minor Adverse
Change in Traffic Noise Level	Permanent	Negligible	N/A	Negligible

Ground Conditions

17.15 There has been no change in summary of effects since the Original ES.

Climate Change

17.16 The potential effects and the significance of these effects are detailed below. Any mitigation subsequently required is identified and the residual effects, taking into account the mitigation, are confirmed.

Table 17.7 Table of Effects

Matter	Phase	Nature of Effect (Permanent / Temporary)	Assessment of Effects	Mitigation / Enhancement Measures & Monitoring	Residual Effect (Major / Moderate/Minor) (Beneficial / Adverse / Negligible)
Carbon Emissions and Energy Consumption	Construction	Temporary	Negligible	Standard construction good practice, efficient plant and machinery, minimisation of construction traffic and material use.	Minor Adverse
	Operation	Permanent	Minor Adverse	Energy efficient design, compliance with Building Regulations, sustainable transport measures, and low-carbon technologies where feasible. Secured through planning conditions and detailed design.	Minor Adverse
Air Quality	Construction	Temporary	Negligible	Dust suppression, wheel washing, construction traffic management and standard IAQM mitigation measures	Negligible
	Operation	Permanent	Negligible	Sustainable transport links, active travel infrastructure and policy-compliant site layout.	Negligible
Biodiversity and Green Infrastructure	Construction	Temporary	Moderate Adverse	Ecological mitigation measures, protection of retained habitats and ecological supervision secured through CEMP and Landscape & Ecological Management Plan (LEMP).	Minor Adverse
	Operation	Permanent	Minor Adverse	Delivery of SANG, habitat creation, woodland planting and long-term ecological management secured through LEMP.	Negligible to Minor Beneficial
Hydrology and Flood Risk	Construction	Temporary	Negligible	Temporary drainage controls, sediment management and pollution prevention measures secured through CEMP.	Negligible
	Operation	Permanent	Negligible	SuDS, climate-resilient drainage design secured through detailed drainage strategy and planning conditions.	Negligible

Matter	Phase	Nature of Effect (Permanent / Temporary)	Assessment of Effects	Mitigation / Enhancement Measures & Monitoring	Residual Effect (Major / Moderate/Minor) (Beneficial / Adverse / Negligible)
Agriculture and Soils	Construction	Temporary / Permanent	Minor Adverse	Soil handling and storage measures, minimisation of disturbance where practicable. Secured through construction management procedures.	Minor Adverse
	Operation	Permanent	Minor Adverse	Landscape planting and green infrastructure measures.	Minor Adverse
Utilities and Waste	Construction	Temporary	Minor Adverse	Waste minimisation, recycling measures and Site Waste Management procedures secured through CEMP and Waste Management Plan.	Minor Adverse
	Operation	Permanent	Negligible to Minor Adverse	Standard waste collection arrangements and efficient utility infrastructure provision secured through detailed design.	Negligible to Minor Adverse

Cumulative Effects Assessment

17.17 No significant cumulative effects after taking account of proposed mitigation have been identified. A summary of these effects is provided in **Chapter 16**.

Summary

17.18 The development will result in the following beneficial residual effects, which has not been amended since the submission of the Original ES:

- Creation of jobs during construction phase (**Minor Beneficial**);
- Provision of on-Site facilities for the local population (**Moderate Beneficial**);
- Benefits to the local economy, through increased spending from the new population and from employment generation during both the construction and operation period of the Proposed Development (**Minor Beneficial**);
- Increase in housing provision in the area and to meet the Borough housing need (**Major –Moderate Beneficial**);
- Beneficial effect of land for Primary School (if required) (**Moderate Beneficial**);
- Beneficial effects in terms of open space provision, play areas, and community allotments provision (**Minor Beneficial**);

- Benefits to the community retail offering through increased spending in Wokingham **(Minor Beneficial)**;
- Increased support of local community centres and halls from new residents of the Proposed Development **(Minor Beneficial)**; and
- Closure of point of access on Easthampstead Road **(Major Beneficial)**; and
- Further attenuating and restricting surface water runoff into nearby watercourses and improving the water quality from appropriate SuDS design **(Minor Beneficial)**.

17.19 The ESA has also identified a number of residual adverse effects, which has only been updated since the Original ES to include Climate Change effects, including:

- Temporary minor adverse effects on driver delay due to construction traffic at junctions on Easthampstead Road and Old Wokingham Road **(Minor Adverse)**;
- Effects on biodiversity features including Emm Brook tributary, ditch and hedgerow **(Minor adverse)**;
- Effects on biodiversity features including bats and birds (moderate adverse) and reptiles **(Minor Adverse)**;
- Temporary effects during the construction phase on landscape character and fabric **(Major/Moderate/Minor adverse)**;
- Effects during the operational phase on landscape character and fabric **(Moderate/Minor Adverse)**;
- Effects on the setting of some listed buildings in the vicinity of the Site **(Minor/Moderate Adverse)**;
- Temporary effects on noise from construction **(Negligible/Minor Adverse)**;
- Effects from traffic noise on the proposed development **(Negligible/Minor Adverse)**;
- Permanent effects of construction on the soil and geology, groundwater quality and surface water quality **(Negligible/Minor Adverse)**;
- Permanent minor adverse Climate Change effects during the operation phase, and temporary minor adverse Climate Change effects during the construction phase of the development **(Minor Adverse)**; and
- Potential for permanent risk of contaminated soils, inhalation of vapours and controlled waters **(Minor Adverse)**.

17.20 The remaining residual effects of the Proposed Development have been assessed as **Negligible** including:

- Effects on Construction Workers from Potential Contamination within the underlying soils/groundwater;

- Noise from existing Road Traffic on Proposed Residential;
- Increased flood risk associated with temporary works within the fluvial and surface water flood zones;
- Emissions from traffic generated by the development on existing sensitive human receptors;
- Pedestrian severance, amenity, driver delay, safety, NMU delay and fear & intimidation at Easthampstead Road; and
- Impacts on educational facilities in relation to early years, secondary and post-16 provision.

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