

15. CUMULATIVE EFFECTS ASSESSMENT

Introduction

- 15.1 This Chapter provides an overview of the cumulative effects identified as part of the ES, in relation to the Proposed Development as required by Clause 5e of Schedule 4 of the 2017 ES Regulations (as amended).
- 15.2 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)

- 15.3 Cumulative effects are:

“those that result from additive effects caused by other past, present or reasonably foreseeable actions together with the plan, programme or project itself and synergistic effects (in combination) which arise from the interaction between effects of a development plan, programme or project, on different components of the environment.”¹

- 15.4 To accord with the EIA Regulations, the following types of cumulative effects have been considered within the ES.

Cumulative Additive Effects

- 15.5 Cumulative additive effects are those that result from changes caused by proposed or reasonably foreseeable projects within the locality of a Site or proposed project when assessed with the effects of the Proposed Development. Additive effects are the sum of the magnitudes of the effect (e.g. noise and noise) and the combined effect is assessed as if resulting from a single project.

Synergistic (Combined) Effects

- 15.6 Synergistic effects are more complex to assess (as they can arise from the combination of different effects e.g. noise and visual) and as the effects can be intra (occurring within one project) as well as inter (occurring due to different projects).
- 15.7 In considering Intra and Inter Project Effects in this ES, IEMA (2011) distinguishes intra and inter as:
- **Intra-projects effects:** these effects occur between different environmental topics within the same proposal, as a result of that development's direct effects.

¹ Broderick, M., Durning, B., and Sanchez, L., 2018

- **Inter-project effects:** this form of cumulative effect occurs as a result of the likely impacts of the proposed development interacting with the impacts of other developments in the vicinity.

15.8 CEA is a staged and sequential iterative process, that has been repeated during the assessment process. The criteria to determine whether to include or exclude projects address the following:

- Temporal scope – the relative phases of other developments and potential for overlap and interaction.
- Spatial Scope – whether the scale and nature of other developments in the Zone of Influence (ZOI) are likely to interact.
- Other factors – such as the nature and/or capacity of the environment.

Identifying Cumulative Projects

15.9 Using the methodology set out above, a list of past, present or reasonably foreseeable future projects (cumulative sites) in relation to the Proposed Development has been established as set out below.

15.10 The likely significant elements associated with the Proposed Development are: Socio-Economics, Transport and Access, Air Quality, Hydrology and Flood Risk, Biodiversity, Landscape and Visual, Archaeology and Heritage, Noise and Ground Conditions.

15.11 It is considered that the ZOI for the Proposed Development will be limited to the areas immediately abutting the settlement edge of Wokingham.

15.12 Based in terms of temporal scope, developments have been identified that are likely to be in the construction phase at the same time or where the construction phase may have particular effects which may be impacted during the construction phase.

15.13 **Table 15.1** sets out the Project's to be considered within the cumulative assessment. The list has been presented to WBC as the appropriate cumulative developments to be considered as part of this EIA.

Table 15.1 – Sites considered for Cumulative Effects

Site Address	Site Status	Proposed Development	Reason for Inclusion
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,	Proximity to the site.

Site Address	Site Status	Proposed Development	Reason for Inclusion
		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.	
Land south east of Finchampstead Road, South Wokingham SDL (Ref: 192325)	Resolution to grant approval	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).	Proximity to the site
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.	Proximity to the site.
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.	Proximity to the site.
North Wokingham SDL – Ashridge Farm, Warren House Road (Ref: 201515)	Full planning permission granted June 2021.	Full application for the erection of 153 dwellings comprising a mix of 1,2,3 & 4 beds with associated landscaping, parking, open space, drainage; construction of a new	Proximity to the site.

Site Address	Site Status	Proposed Development	Reason for Inclusion
		access onto Warren House Road and Bell Foundry Lane; provision of an area of Suitable Alternative Natural Greenspace (SANG) and all other associated development works (including demolition of existing buildings and provision of temporary site sales).	
North Wokingham SDL - Toutley East Land adjacent to Toutley Depot (Ref: 223778)	Reserved Matters under consideration. 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).	Proximity to the site.
Land adjacent to Blagrove Road (Ref: 222306)	Under consideration	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.	Proximity to the site.
Amen Corner (Ref: 180711)	Under consideration	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,	Proximity to the site.

Site Address	Site Status	Proposed Development	Reason for Inclusion
		public right of way diversion, drainage, levels and car parking.	
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.	Proximity to the site.

Assessment of Effects

- 15.14 The following section summarised the cumulative effects which have been identified through the assessment carried out as part of each ES Chapter. This includes both cumulative (additive) effects and combined (synergist) effects at both the demolition and construction phase and operational phase.

Socio-Economics

- 15.15 **Chapter 6** presented 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.
- 15.16 Once the above commitments are implemented, these developments will, cumulatively, give rise to an increased population, which will put pressure on existing services, community facilities, employment, open space and infrastructure.
- 15.17 However, as indicated in **Chapter 6** planning policies set out the need for such requirements and thus new facilities and services often form part of urban extensions, such as the neighbourhood centre proposed as part of this application.
- 15.18 All of the Cumulative Sites identified in this Chapter include a network of open spaces, play areas and other green infrastructure, as well as other necessary infrastructure, so there would be no significant cumulative effects on open space and recreation provision.
- 15.19 In terms of social infrastructure, WBC ensures that a sufficient level of provision and investment is provided by developers through planning policies, S106 contributions and appropriate planning conditions. For example, there is currently surplus capacity in both primary and secondary education within the local area, however, there are a number of applications under consideration for residential development in the immediate vicinity, one of which includes provision for an additional 2FE primary school site and premises with associated pre-school etc. The cumulative effect of these developments on school capacity can be addressed by WBC through S106 obligations and contributions and CIL, so there would be no significant cumulative effects on education provision.

- 15.20 Similarly, there is currently substantial capacity in the local area's GP surgeries, with 9 out of the 12 surgeries having capacity in terms of number of patients being served by each GP. All identified GP surgeries within the local area are accepting new patients. With the CIL receipts and S106 contributions (if required), there would be no significant cumulative effects on local healthcare.
- 15.21 The impact of these new homes 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

- 15.22 **Chapter 7** which covers Transport and Access has assessed both existing traffic as well as that associated with future developments which are due to be built. The conclusions drawn from this Chapter and summary of effects have therefore been assessed cumulatively throughout the Chapter and are reflective of the modelling undertaken.
- 15.23 The Chapter concludes that during the construction phase there will be a temporary **minor adverse** effect.
- 15.24 The Chapter concludes that traffic increases associated with the operational phase of the development would generally have **negligible** transport related effects when appraised in accordance with the IEA guidance. A **minor and moderate adverse** effect has been identified at certain locations of Easthampstead Road, however these should be viewed in the context of a proposed point closure of the route which creates a **permanent major benefit**. Pedestrians will be able to cross to the south of the site to a proposed SANG site and therefore pedestrian trips will be well catered for.

Air Quality

- 15.25 **Chapter 8** which covers Air Quality provides an assessment of both construction and operational cumulative effects, which are summarised below.
- 15.26 In accordance with the mitigation measures set out in **Appendix 8.6**, if there is concurrent construction work on sites within 500 m of each other, the construction contractors should *"hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised"*.
- 15.27 Three schemes identified are located within 500 m of the Site, however it is anticipated that all of these schemes will adopt appropriate mitigation measures to limit emissions of dust, and coordinate the meetings mentioned above and ensure that plans are coordinated to minimise impacts upon the most sensitive receptors. With these measures in place, the cumulative effect of construction activities, are likely to be **negligible**.

- 15.28 Baseline traffic flows utilised in the assessment of peak enabling works and construction traffic included traffic generated by all nearby cumulative schemes. The impact was shown to be **negligible**, and thus the cumulative effect will be the same.
- 15.29 The traffic data used in the 2026 'Without Proposed Development' and 'With Proposed Development' scenarios also incorporate traffic flows associated with all cumulative schemes which would affect flows on the roads included in this assessment. As such, predictions of future pollutant concentrations presented in **Chapter 8** take account of cumulative road traffic effects.
- 15.30 Operational impacts, which inherently include the cumulative schemes, have been shown to be **negligible**.

Hydrology and Flood Risk

- 15.31 **Chapter 9** covers Hydrology and Flood Risk and provides an assessment of both construction and operational cumulative effects, which are summarised below.
- 15.32 Cumulative effects during construction includes the mobilisation of runoff of sediment into the watercourses and spillages of oil or pollutants. Mitigation measures will be put in place to manage the effects and reduce the magnitude and significance of effects. It is anticipated that similar measures will be used at the other sites to meet standard requirements.
- 15.33 The cumulative effects during construction are **negligible**.
- 15.34 In relation to the operational phase, cumulative effects from an increase in flood risk is considered to be **negligible**. Each development is assumed to have followed the NPPF planning guidance and will, therefore, not result in any increase in flood risk off site.
- 15.35 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

- 15.36 **Chapter 10** Biodiversity sets out an assessment of the effects of the Proposed Development with other schemes that are operational/constructed, consented, or for which planning permissions are currently being sought, was undertaken.
- 15.37 The effects of the cumulative impacts of these developments could result in the loss of significant areas of habitat across the wider environment, making the effects of the loss of the habitats on Site more significant than if they were to occur in isolation.
- 15.38 There are seven relevant schemes that have been reviewed, including Land at Phase 2, South Wokingham SDL (Planning Ref: 190914) and Land South of Waterloo Road (Planning Ref: 211033), which identified potential recreational impacts on Thames Basin SPA and other nearby Designated Nature Conservation Sites. The seven schemes, along with the Proposed Development, will result in the creation of over 2,000 new residential dwellings and this is likely to result in indirect adverse cumulative effects on Thames Basin SPA. However,

the Proposed Development comprises approximately half of this new residential provision and it is assessed that suitable mitigation measures have been incorporated for the SPA and other Designated Sites, including the creation of SANG. It is therefore considered that the Site will not contribute to indirect adverse cumulative effects on Thames Basin Heath SPA and other nearby Designated Sites.

- 15.39 The Proposed Development supports three watercourses which form part of the Emm Brook network. Four of the nearby schemes support small watercourses, one of which supports a tributary of Emm Brook. The majority of the watercourses are being retained, but some reprofiling and culverting has been recommended. Mitigation during construction comprises pollution control measures to avoid changes in water quality. The Proposed Development will require increased culverting on Site but enhancements to the retained habitat will result in negligible effects overall. As such, there are expected to be **no adverse cumulative impacts** on the Emm Brook network as a result of the Proposed Development.
- 15.40 The schemes involve the retention and protection of the majority of hedgerows. Small gaps will be created within the hedgerows to provide access to each of the developments. However, this is expected to comprise a small percentage of the total provision. In addition, the schemes provide compensation for this loss as well as enhancement measures to provide overall gains for biodiversity. As such, there is expected to be a long-term **minor beneficial** cumulative effect on hedgerows as a result of the schemes.
- 15.41 Suitable hedgehog habitat will be lost during the construction phases on a number of the Cumulative Sites as well as the Site. However, in all cases, new hedgehog habitat will be created to allow the species to continue commuting and foraging across the area. Overall, it is assessed that the schemes will result in a long-term **minor beneficial** cumulative effect on hedgehogs.
- 15.42 The Proposed Development will result in the loss and compensation of a brown long-eared maternity roost, while in the North Wokingham SDL – Ashridge Farm, Warren House Road (Planning Ref: 201515) identified eighteen trees which supported confirmed day roosts for common and soprano pipistrelle bats and a single brown long-eared bat day roost=. These trees are being retained and protected as part of the works. As suitable mitigation recommendations have been provided for bat roosts across the nearby schemes, and compensation for the Proposed Development, it is considered that there will be **no significant adverse** cumulative effects on bat roosts.
- 15.43 None of the nearby schemes will involve adverse effects on ground nesting birds due to habitat loss. As such, the habitat loss associated with the Proposed Development will not contribute towards adverse cumulative effects on ground nesting birds. In addition, the schemes all recommend the retention of the majority of boundary hedgerows and precautionary mitigation measures to avoid impacts on garden and woodland species of nesting birds. **No adverse cumulative effects** on nesting birds are therefore expected.
- 15.44 Reptiles were confirmed as present, or considered present, on all but one of the Cumulative Sites, with one site identified as a Key Reptile Site due to the 'exceptional' population of slow

worms it supports. The sites involve the short-term loss of reptile habitat, with mitigation recommended including the creation of new reptile habitat. Only the Proposed Development supports a 'good' population of grass snakes and, whilst the SANG areas and ecological buffer along Emm Brook tributary will enhance reptile habitat, there are expected to be short-term minor adverse effects on reptiles during the construction phase. Given the scale of habitat manipulation across the schemes during the construction phase, the Proposed Development is assessed to contribute towards a **short-term moderate adverse** cumulative effect on reptiles.

- 15.45 The Site and North Wokingham SDL – Ashridge Farm, Warren House Road (Planning Ref: 201515) support mature trees with deadwood which provide suitable habitat for stag beetle. Mitigation primarily involves avoidance via the retention of mature trees and the on-Site retention of any removed deadwood. There are expected to be **no adverse cumulative effects** on stag beetles as a result.
- 15.46 Based on the above assessment, the only significant cumulative effect for the schemes is considered to be a **short-term moderate adverse** effect on reptiles.

Landscape and Visual

- 15.47 Cumulative effects can arise from the intervisibility of operational or proposed developments and/or from the combined effects of individual components of the Proposed Development occurring in different locations or over a period of time. The separate effect of such individual components or developments may not be significant, but together they may create a degree of adverse effect on the landscape resource or visual receptors within their combined visual envelopes. In the cumulative assessment set out in **Chapter 11**, the focus is on the additional effects of the Proposed Development. Baseline schemes may have significant effects in their own right, but significant cumulative effects do not automatically arise following the addition of the Proposed Development; the significance is determined by the degree of change that the Proposed Development would introduce into the theoretical cumulative baseline.
- 15.48 Cumulative effects arise in two principal ways – in combination and sequentially. Combined effects occur when: 1) two or more schemes appear simultaneously in the same arc of view without the need for an observer to turn; and 2) in succession, where it is necessary for the observer to turn the head to see the various schemes. Sequential effects occur where the observer has to move from one location to another to be able to see the different developments, and typically arise when the observer is travelling through a landscape.
- 15.49 There are three relevant schemes, identified with the potential to result in cumulative landscape and visual effects alongside the Proposed Development (i.e. Phase 2b, South Wokingham SDL (191068), Phase 2a, South Wokingham SDL (190914) and Land South of Waterloo Road (211033).
- 15.50 Based upon the distribution of landscape and visual receptors for the Proposed Development, and the likely extent of landscape and visual effects presented within the

Chapter, it is only in combination with these schemes that any cumulative effects are likely to occur.

- 15.51 There would only be limited cumulative construction and operational effects, primarily in relation to public footpaths, these are considered **negligible**.

Heritage and Archaeology

- 15.52 **Chapter 12** provides a summary of the Heritage and Archaeology cumulative effects assessment. Of the nine site names/application references outlined in **Table 12.3** of this ES and identified above, only three are of relevance to the South Wokingham SDL Extension and ES **Chapter 12** (Phase 2b, South Wokingham SDL (191068), Phase 2a, South Wokingham SDL (190914) and Land South of Waterloo Road (211033). This is due to the location and lack of intervisibility between the South Wokingham SDL Extension and remaining development proposals.
- 15.53 In relation to construction, it is expected that any setting effects will either be short-lived because of the temporary nature of the activity, or lower magnitude versions of effects, which will be captured and assessed in respect of the completed development. Any cumulative construction effects would therefore be **negligible**.
- 15.54 Effects on the significance of the designated and non-designated assets arises only through changes within their settings, considered to be 'indirect' effects. It is not anticipated that any cumulative or combined effects on sensitive receptors would occur at operation stage, and therefore this is considered **negligible**.

Noise

- 15.55 **Chapter 13** covers Noise and provides an assessment of both construction and operational cumulative effects, which are summarised below.
- 15.56 Should the construction programmes of any other proposed or committed developments (as set out in **Chapter 2** of this ES) in the vicinity of the Development overlap, then there is the potential for significant cumulative construction noise effects at sensitive locations (as detailed in **Table 13.4**). However, implementation of suitable mitigation options as outlined within **Chapter 13** (including the implementation of a CEMP or similar), and employed at the other development sites, would ensure that cumulative construction effects would be **negligible**.
- 15.57 Cumulative vehicle noise impacts may result from additional traffic growth on the local road network as a result of cumulative development in the vicinity of the Site.
- 15.58 Traffic data for 2026 and 2038, which includes anticipated future growth and vehicle trip generation from other committed developments, is imbedded in the traffic data provided. Therefore, operational phase cumulative effects are predicted to be **negligible**.
- 15.59 In terms of limitations and assumptions, the assessment has used the traffic data provided to predict the change in noise levels caused by the Development for the opening year 2026 and

2038. Details of the traffic assessment can be seen in the Transport Assessment and Travel Plan.

Ground Conditions

15.60 **Chapter 14** covers Ground Conditions and provides an assessment of both construction and operational cumulative effects, which are summarised below.

15.61 Cumulative effects are only associated to the Lightwood site and NKH site as indicated within Figure 14.2. due to the ground conditions within the boundary being the only ground conditions affected by the proposed development. It is not considered the site will have a cumulative effect on ground conditions outside of the site boundary. Therefore, following review of the above, Omnia do not anticipate Cumulative Effects may be present within the site boundary if all mitigation measures set out above are implemented. However, an assessment of the site will be required upon the completion of a Phase 2 Intrusive Ground Investigation for contamination.

Summary

15.62 In accordance with Clause 5e of Schedule 4 of the 2017 EIA Regulations (as amended), this Chapter has assessed the potential cumulation of effects as a result of the Proposed Development and other existing and/or forthcoming developments taking place within the identified zone of influence.

15.63 While the Proposed Development and other development schemes identified in **Table 15.1** have the potential to give rise to cumulative (additive) and combined (synergistic) effects, particularly in relation to transport, movement and accessibility, overall it has been demonstrated that these effects are **negligible, short-term moderately adverse** (reptiles), or **minor beneficial**.

15.64 It has also been demonstrated that mitigation measures can be put in place to ensure that the cumulative and combined effects of the Proposed Development and other development schemes within the identified zone of influence do not have an adverse combined or cumulative impact. These mitigation measures can be secured through the Planning Application process through the use of planning conditions and planning obligations where relevant.

15.65 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 combine or cumulative impacts on the local or wider environment.

16. SUMMARY OF MITIGATION MEASURES, RESIDUAL EFFECTS AND MONITORING

Introduction

- 16.1 This Chapter of the ES 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.

Socio-Economics

- 16.2 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 16.1 – Socio-Economic Summary

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 Phase				
Construction Works (noise/traffic etc.)	Temporary	Minor Adverse	Construction Management Regime	Minor Adverse
Construction jobs	Temporary	Minor Beneficial	Construction Management Regime	Minor Beneficial
Completed Development				
Population	Permanent	Moderate Beneficial	N/A	Moderate Beneficial
Economy	Permanent	Moderate Beneficial	N/A	Minor Beneficial
Economy Jobs	Permanent	Minor Beneficial	N/A	Minor Beneficial
Housing Provision	Permanent	Major/Moderate Beneficial	N/A	Major/Moderate Beneficial
Education – Early years	Permanent	Negligible	S106 contributions / CIL	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)
Education – Primary	Permanent	Negligible	S106 contributions / CIL	Negligible
Education – Secondary	Permanent	Negligible	S106 contributions / CIL	Negligible
Education – Further education	Permanent	Negligible	S106 contributions / CIL	Negligible
Healthcare – GPs	Permanent	Negligible	N/A	Negligible
Healthcare – Dentists	Permanent	Negligible	N/A	Negligible
Healthcare – Pharmacies	Permanent	Negligible	N/A	Negligible
Healthcare – Hospitals & Emergency Services	Permanent	Negligible	N/A	Negligible
Recreation	Permanent	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Retail	Permanent	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Community halls	Permanent	Minor Beneficial	N/A	Minor Beneficial
Community Facilities – Libraries	Permanent	Negligible	N/A	Negligible
Cumulative Effect				
Construction	Temporary	Negligible	N/A	Negligible
Operation	Permanent	Negligible	N/A	Negligible

Transport and Access

- 16.3 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 16.2– Transport and Access Summary

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				
Effects on Driver Delay due to construction of access junctions at Easthampstead Road	Temporary	Minor Adverse	Implementation of measures set out in the CEMP and Temporary Traffic Management Schemes	Minor Adverse
Effects on Driver Delay due to construction of access junctions at Old Wokingham Road	Temporary	Minor Adverse	Implementation of measures set out in the CEMP and Temporary Traffic Management Schemes	Minor Adverse
Completed Development				
Pedestrian severance, amenity, driver delay, safety, NMU delay and fear & intimidation at Easthampstead Road (Old Wokingham Road to Point Closure)	Permanent	Major Beneficial	N/A	Major Beneficial

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)
Pedestrian severance, amenity, driver delay, safety, NMU delay and fear & intimidation at Easthampstead Road (West of Redlake Lane)	Permanent	Minor Adverse	Contribution towards 'My Journey Wokingham' Travel Planning Initiative Provision of alternative pedestrian and cycle infrastructure within the site	Negligible
Pedestrian severance, amenity, driver delay, safety, NMU delay and fear & intimidation at Easthampstead Road (East of Heathlands Rd)	Permanent	Moderate Adverse	Contribution towards 'My Journey Wokingham' Travel Planning Initiative Provision of alternative pedestrian and cycle infrastructure within the site	Negligible
Cumulative Effect				
Construction	Temporary	Minor Adverse	Traffic Management and implementation of CEMP Measures	Minor Adverse
Operation	Permanent	Minor Adverse	'My Journey' contributions and enhanced pedestrian and cycle provision internal to the site	Negligible

Air Quality

- 16.4 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 16.3 – Air Quality Summary

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 8.6	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.	Negligible
Cumulative Effect				
Construction	As above			
Operation	As above			

Hydrology and Flood Risk

- 16.5 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 16.4 – Hydrology and Flood Risk Summary

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Min or) (Beneficial/ Adverse/Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Min or) (Beneficial/Adverse/ Negligible)
Construction				
Increased pollution of surface water and ground water features.	Temporary	Negligible – not significant	NA	Negligible – not significant
Increased sedimentation of surface water features due to surface erosion.	Temporary	Negligible – not significant	NA	Negligible – not significant
Increased flood risk associated with temporary works within the fluvial and surface water flood zones.	Temporary	Negligible – not significant	NA	Negligible – not significant
Completed Development				
Increased flood risk to the Proposed Development including people and	Permanent	Negligible – not significant	NA	Negligible – not significant

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/Min or) (Beneficial/ Adverse/Negligible)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/Min or) (Beneficial/Adverse/ Negligible)
property outside of the Proposed Development.				
Cumulative Effect				
Construction	Temporary	Negligible – not significant	NA	Negligible – not significant
Operation	Permanent	Minor beneficial	NA	Minor beneficial

Biodiversity

- 16.6 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 16.5 – Biodiversity Summary

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Construction Phase					
Thames Basin Heath SPA and Broadmoor to Bagshot Woods and Heath SSSI (high)	Negligible	Negligible	None required	Negligible	None required
Ancient woodland (medium)	Adverse	Minor	Pollution prevention controls - CEMP secured by condition	Negligible	None required
Adjacent Wokingham Road/Peacock Lane LWS (medium)	Adverse	Minor	Pollution prevention controls - CEMP secured by condition	Negligible	None required
Big Wood LWS, Peacock Meadows LWS and Gorrick Plantation LWS (medium)	Negligible	Negligible	None required	Negligible	None required
Deciduous woodland (medium)	Adverse	Minor	Pollution prevention controls - CEMP secured by condition	Negligible	None required

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Other woodland; broadleaved (low)	Adverse	Minor	Pollution prevention controls, tree protection fencing - CEMP secured by condition	Negligible	None required
Emm Brook tributary (low)	Adverse	Minor	Pollution prevention controls, 10m ecological buffer - CEMP secured by condition	Minor adverse	None required
Ditch (low)	Adverse	Minor	Pollution prevention controls - CEMP secured by condition	Minor adverse	None required
Hedgerows (low)	Adverse	Minor	Pollution prevention controls, tree protection fencing, ecological buffers - CEMP secured by condition	Minor adverse	110m new native hedgerow planting
Hedgehog (low)	Adverse	Minor to Moderate	Good practice measures - CEMP secured by condition	Negligible	Creation of residential gardens
Brown long-eared bat maternity roost (medium)	Adverse	Major	Natural England EPS licence, timing of works, ECoW - CEMP and EPS licence secured by condition	Moderate Adverse	Creation of like-for-like compensation roost, 110m new native hedgerow planting
Bats (medium)	Adverse	Moderate	Protection of retained habitat, sensitive lighting - CEMP and Lighting Plan secured by condition	Moderate Adverse	110m new native hedgerow planting

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Birds (low)	Adverse	Moderate	Timing of vegetation removal or supervision by ECoW, sensitive lighting - CEMP and Lighting Plan secured by condition	Moderate Adverse	37ha lost ground nesting bird habitat will not be compensated
Reptiles (low)	Adverse	Minor to moderate	Translocation to suitable habitat - CEMP secured by condition	Minor Adverse	Enhancement of habitat within retained 10m ecological buffer
Stag beetles (low)	Negligible	Negligible	None required	Negligible	None required
Operational Phase					
Thames Basin Heath SPA and Broadmoor to Bagshot Woods and Heath SSSI (high)	Adverse	Moderate	SANG - SANG Management Plan secured by condition	Negligible	None required
Ancient woodland (medium)	Adverse	Minor	SANG - SANG Management Plan secured by condition	Negligible	None required
Adjacent Wokingham Road/Peacock Lane LWS (medium)	Negligible	Negligible	None required	Negligible	None required

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Big Wood LWS, Peacock Meadows LWS and Gorrick Plantation LWS (medium)	Adverse	Minor	SANG - SANG Management Plan secured by condition	Negligible	None required
Deciduous woodland (low)	Adverse	Minor	SANG - SANG Management Plan secured by condition	Negligible	None required
Other woodland; broadleaved (low)	Adverse	Minor	SANG - SANG Management Plan secured by condition	Negligible	None required
Emm Brook tributary (low)	Adverse	Minor	Ecological buffer, enhancement of riparian habitats, footpaths to SANG – LEMP and SANG Management Plan secured by condition	Negligible	Enhancements to the banks and riparian vegetation, creation of interconnected ponds and off-site enhancements to another local river
Ditch (low)	Adverse	Minor	Ecological buffer, footpaths to SANG – LEMP and SANG Management Plan secured by condition	Negligible	Enhancements to riparian habitats

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Hedgerows (low)	Adverse	Minor	Ecological buffers, appropriate management – LEMP secured by condition	Negligible	None required
Hedgehog (low)	Adverse	Minor	Hedgehog holes between residential gardens – LEMP secured by condition	Negligible	None required
Brown long-eared bat maternity roost (medium)	Adverse	Major	Sensitive lighting – Lighting Plan secured by condition	Moderate Adverse	None required
Bats (low)	Adverse	Moderate	Sensitive lighting – Lighting Plan secured by condition	Minor Adverse	None required
Birds (low)	Adverse	Minor	Footpaths within SANG, planting of thorny species, sensitive lighting – SANG and Lighting Plan secured by condition	Negligible	None required
Reptiles (low)	Adverse	Minor	Ecological buffer, footpaths within SANG – LEMP and SANG Management Plan secured by condition	Negligible	None required
Stag beetles (low)	Adverse	Minor	Appropriate tree management, retention of deadwood – LEMP secured by condition	Negligible	None required
Cumulative Effect					

Feature (importance)	Potential Effect	Significance of effect before mitigation	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major / Moderate / Minor) (Beneficial / Adverse / Negligible)	Compensation
Construction – reptiles (low)	Adverse	Minor to Moderate	Translocation to suitable habitat (CEMP secured by condition) and ecological buffer and footpaths within SANG (LEMP and SANG Management Plan secured by condition)	Minor Adverse, Short Term	Enhancement of habitat within retained 10m ecological buffer
Operation	N/A	N/A	N/A	N/A	N/A

Landscape and Visual

- 16.7 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 16.6– Landscape and Visual Summary

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				
Landscape Character and Fabric of the Application Site (Direct Effects)	Temporary	Major/Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The adoption of an approved Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: '2012 Trees in Relation to Design, Demolition and Construction' The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting For reasons of public safety, any informal use of the site for dog walking, etc. should be established, and where evident, would need to be prevented during the construction phase	Major/Moderate Adverse Significant

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)
			of the development. This would be achieved using protective fencing.	
Landscape Character Area 'LCA N1 Holme Green Pastoral Sandy Lowland'	Temporary	Minor Adverse Not Significant	The adoption of an approved Construction and Environment Management Plan The adoption of an approved Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: '2012 Trees in Relation to Design, Demolition and Construction' The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting For reasons of public safety, any informal use of the site for dog walking, etc. should be established, and where evident, would need to be prevented during the construction phase of the development. This would be achieved using protective fencing.	Minor Adverse Not Significant
Landscape Character Area 'LCA M1 Finchhampstead Forested and Settled Sands'	Temporary	Minor Adverse Not Significant	The adoption of an approved Construction and Environment Management Plan	Minor Adverse Not Significant

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)
			The adoption of an approved Arboricultural Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: '2012 Trees in Relation to Design, Demolition and Construction' The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting For reasons of public safety, any informal use of the site for dog walking, etc. should be established, and where evident, would need to be prevented during the construction phase of the development. This would be achieved using protective fencing.	
Photoviewpoint 1	Temporary	Major Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major Adverse Significant

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)
Photoviewpoint 2	Temporary	Major Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major Adverse Significant
Photoviewpoint 3	Temporary	Minor Adverse Not Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Minor Adverse Not Significant
Photoviewpoint 4	Temporary	Major/Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/Moderate Adverse Significant

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)
Photoviewpoint 5	Temporary	Major/Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/Moderate Adverse Significant
Photoviewpoint 6	Temporary	Major/Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/Moderate Adverse Significant
Photoviewpoint 7	Temporary	Major/Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/Moderate Adverse Significant

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)
Photoviewpoint 8	Temporary	Major/moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/moderate Adverse Significant
Photoviewpoint 9	Temporary	Major/moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/moderate Adverse Significant
Photoviewpoint 10	Temporary	Major/moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/moderate Adverse Significant

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)
Photoviewpoint 11	Temporary	Major/moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/moderate Adverse Significant
Photoviewpoint 12	Temporary	Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate Adverse Significant
Photoviewpoint 13	Temporary	Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate Adverse Significant

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)
Photoviewpoint 14	Temporary	Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate Adverse Significant
Photoviewpoint 15	Temporary	Moderate/Minor Adverse Not Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate/Minor Adverse Not Significant
Photoviewpoint 16	Temporary	Major/moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Major/moderate Adverse Significant

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)
Photoviewpoint 17	Temporary	Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate Adverse Significant
Photoviewpoint 18	Temporary	Moderate Adverse Significant	The adoption of an approved Construction and Environment Management Plan The use of visual screening, such as hoardings for more sensitive visual receptors in proximity to the Application Site, including residential receptors Sensitive construction lighting	Moderate Adverse Significant
Completed Development				
Landscape Character and Fabric of the Application Site (Direct Effects)	Temporary	Major/ moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate Adverse Significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Landscape Character Area 'LCA N1 Holme Green Pastoral Sandy Lowland'	Permanent	Minor Adverse Not Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and	Minor Adverse Not Significant

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)
			southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Landscape Character Area 'LCA M1 Finchhampstead Forested and Settled Sands'	Permanent	Minor Adverse Not Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Minor Adverse Not Significant

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)
Photoviewpoint 1	Permanent	Major Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate Adverse Potentially significant
Photoviewpoint 2	Permanent	Major Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate Adverse Potentially significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 3	Permanent	Minor Adverse Not Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and	Minor /Negligible Adverse Not Significant

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)
			southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 4	Permanent	Major/Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate/Minor Adverse Not Significant

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)
Photoviewpoint 5	Permanent	Major/Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate Adverse Potentially significant
Photoviewpoint 6	Permanent	Major/Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate Adverse Potentially significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 7	Permanent	Major/Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and	Moderate/Minor Adverse Not Significant

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)
			southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 8	Permanent	Major/moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate Adverse Significant

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)
Photoviewpoint 9	Permanent	Major/moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate/Minor Adverse Not Significant
Photoviewpoint 10	Permanent	Major/moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate Adverse Potentially Significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 11	Permanent	Major/moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and	Major/moderate Adverse Significant

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)
			southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 12	Permanent	Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate/Minor Adverse Not Significant

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)
Photoviewpoint 13	Permanent	Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate/Minor Adverse Not Significant
Photoviewpoint 14	Permanent	Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate/Minor Adverse Not Significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 15	Permanent	Moderate/Minor Adverse Not Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and	Moderate/Minor Adverse Not Significant

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)
			southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	
Photoviewpoint 16	Permanent	Major/moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate Adverse Significant

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)
Photoviewpoint 17	Permanent	Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site. Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	Moderate/Minor Adverse Not Significant
Photoviewpoint 18	Permanent	Moderate Adverse Significant	Embedded: Key characteristics of the landscape have been considered throughout the design of the Proposed Development and integrated into the layout where possible and incorporated into the wider landscape Infrastructure for the site.	Moderate/Minor Adverse Not Significant

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)
			Additional: An over-arching landscape Strategy for the site. The provision of green spaces throughout the site, offering recreational value and a community resource; and the creation of surface water attenuation and detention features, incorporated within the areas of open space. In addition to these site-wide measures, along the eastern and southern site boundaries (i.e. adjacent to the open countryside), a large area of SANG will be managed and reinforced to contain the development, providing site security, screening and habitat enhancement, along with aiding the integration of the development into its landscape context when viewed from further afield.	

Archaeology and Heritage

- 16.8 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 16.7 – Archaeology and Heritage Summary

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/ Minor) (Beneficial/ Adverse / Negligible/Neutral)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/ Minor) (Beneficial / Adverse / Negligible/Neutral)
Construction				
Lock's House (1118082) (Grade II* Listed)	Temporary	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Temporary	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Temporary	Minor/Moderate adverse	N/A	Minor/Moderate adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Temporary	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Temporary	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Temporary	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Temporary	Neutral	N/A	Neutral

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/ Minor) (Beneficial/ Adverse / Negligible/Neutral)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/ Minor) (Beneficial / Adverse / Negligible/Neutral)
Garden House (1118079) (Grade II Listed)	Temporary	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Temporary	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Temporary	Neutral	N/A	Neutral
Sutton Farmhouse (non- designated)	Temporary	Neutral	N/A	Neutral
Buried Archaeological Remains	Temporary	Moderate Adverse	Scheme of Archaeological Investigation	Negligible
Completed Development				
Lock's House (1118082) (Grade II* Listed)	Permanent	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Permanent	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Pearce's Farmhouse (1319115) (Grade II Listed)	Permanent	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/ Minor) (Beneficial/ Adverse / Negligible/Neutral)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/ Minor) (Beneficial / Adverse / Negligible/Neutral)
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Permanent	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Permanent	Neutral	N/A	Neutral
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Permanent	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Permanent	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Permanent	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Permanent	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Permanent	Neutral	N/A	Neutral

Potential Effect	Nature of Effect (Permanent / Temporary)	Significance (Major/Moderate/ Minor) (Beneficial/ Adverse / Negligible/Neutral)	Mitigation / Enhancement Measures & Monitoring (and how these will be secured)	Residual Effects (Major/Moderate/ Minor) (Beneficial / Adverse / Negligible/Neutral)
Sutton Farmhouse (non-designated)	Permanent	N/A	N/A	N/A
Buried Archaeological Remains	Permanent	Neutral	N/A	Neutral

Noise

- 16.9 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 16.8 – Noise Summary

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)
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

- 16.10 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 16.9 – Ground Conditions Summary

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				
Effects of Construction on Soil and Geology	Permanent	Minor Adverse	Works on site should follow CIRIA 1996 'A guide for safe working on contaminated sites, Report 132' and; The Health and Safety Executive 'Protection of Workers and the General Public During the Redevelopment of Contaminated Land'. A full assessment should be undertaken, in line with current asbestos legislation (Control of Asbestos Regulations, 2012) ahead of the commencement of works on site to mitigate against the risk of exposure to asbestos during construction works. Working to good working practice. Construction works should be undertaken in accordance with a Construction Environmental Management Plan (CEMP), which should be secured with a suitable planning condition.	Negligible
Effects of Construction on Groundwater Quality	Permanent	Minor Adverse		Negligible
Effects of Construction on surface Water Quality	Permanent	Moderate Adverse		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)
Effects on Construction Workers from Potential Contamination within the underlying soils/groundwater	Temporary	Moderate Adverse	A full site investigation and Phase 2 interpretive report should be undertaken across the site to determine the baseline conditions across the site. If contamination is present a remediation method statement will be produced to ensure construction works are undertaken suitably, to mitigate any risk of potential preferential pathways. The requirement for a Phase 2 site investigation, and Remediation Method Statement/Verification should be secured through a suitable planning condition. Construction workers would be made aware of any contamination on site through on-site safety briefings, and PPE provided.	Negligible
Creating new or preferential pathways to receptors	Permanent	Major Adverse		Negligible
Completed Development				
Potential for Contaminated soils to be present within soft landscaping areas of the development. Proposed Gardens and Public Open Space	Permanent	Major Adverse	A full site investigation and Phase 2 interpretive report should be undertaken across the site to determine the baseline conditions across the site. If contamination is present a remediation method statement will be produced to ensure remedial measures are implemented to ensure the protection of receptors. Following completion of a Remediation Method Statement, and installation of required	Minor Adverse

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)
Potential for Contaminated soils to be present beneath areas of proposed buildings. Inhalation of Vapours	Permanent	Major Adverse	measures, a verification inspection and report will be completed to confirm the correct installation of required measures. The requirement for a Phase 2 site investigation, and Remediation Method Statement/Verification should be secured through a suitable planning condition.	Minor Adverse
Potential for contaminated groundwater to be present beneath the site. Controlled Waters	Permanent	Major Adverse		Minor Adverse

Cumulative Effects Assessment

- 16.11 No significant cumulative effects after taking account of proposed mitigation have been identified. A summary of these effects are provided in **Chapter 15**.

Summary

- 16.12 The development will result in the following beneficial residual effects:
- 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 District housing need (**Major – 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**);
 - Point closure on Easthamsptead Road (**Major Beneficial**);
 - Further attenuating and restricting surface water runoff into nearby watercourses and improving the water quality from appropriate SuDS design (**Minor Beneficial**);
- 16.13 The ES has also identified a number of residual adverse 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**);
- Potential for permanent risk of contaminated soils, inhalation of vapours and controlled waters (Minor Adverse);

16.14 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 of all levels.