



South Wokingham SDL Extension

Non-Technical Summary

Boyer

Prepared on behalf of Lightwood Strategic and Nicholas King Homes | July 24

REPORT CONTROL

Project:	South Wokingham SDL Extension
Client:	Lightwood Strategic and Nicholas King Homes
Reference:	Click to add ref number.
Document and revision number	Document No. IMS-F-08, Revision 2
File Origin:	Click to add file location.
Primary Author	Alice Salomonsson / Catherine Pollard
Checked By:	AJ

Issue	Date	Status	Checked by
1	01/08/2024	Final	Alyson Jones
2	06/08/2024	Final	Catherine Pollard

TABLE OF CONTENTS

1. Introduction	3
2. Methodology	7
3. Site Description and Proposed Development	11
4. Alternatives and Design Evolution	15
5. Construction Programme and Methods	17
6. Summary of Technical Chapters	19
7. Summary and Residual Effects	31

TABLES

Table 1. Cumulative Sites Assessed

Table 2. Summary of Proposed Development

Table 3. Likely Construction Phase Trip Generation

FIGURES

Figure 1. Site Location Plan

Figure 2. Illustrative Development Framework Plan

Figure 3. Application Areas Plan

1. INTRODUCTION

- 1.1 This is the Non-Technical Summary (NTS) of the Environmental Statement (ES), which is submitted on behalf of Lightwood Strategic ('Lightwood') and Nicholas King Homes ('NKH') (the Developers). The Developers intend to submit two separate planning applications for a residential led mixed use development on 'Land to East of Easthampstead Road' and 'West of Old Wokingham Road', also referred to as the South Wokingham Strategic Development Location (SDL) Extension ('the Site'). A third application relating to small part of a vehicular access corridor will also be submitted.
- 1.2 The ES relates to all three applications, which will be considered together as the EIA Project.
- 1.3 The Proposed Development for the purposes of the EIA, which reflects the three planning applications, is for the following:
- "A mixed-use development of up to 1,030 homes, community facilities including neighbourhood centre, (Use classes F and/or E of up to 0.4ha) public open space, play areas, allotments and associated infrastructure and landscaping of approx. 7ha; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) and access."*
- 1.4 As indicated above, the Proposed Development will come forward via the following three separate planning applications:
- Application A: A hybrid application seeking outline planning permission for mixed use development comprising up to 850 homes and community facilities, including a neighbourhood centre (Use Classes F and/or E), with all matters reserved (apart from means of access) and a full application for SANG land and associated facilities by Lightwood Strategic at Priors Farm;
 - Application B: An Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes; and
 - Application C: A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.
- 1.5 The location of the application Site lies within the Wokingham Borough Council (WBC) and is shown at **Figure 1**. An Illustrative Development Framework Plan illustrating one way in which the Development Parameters could be built out is included at **Figure 2**.

Figure 1. Site Location Plan

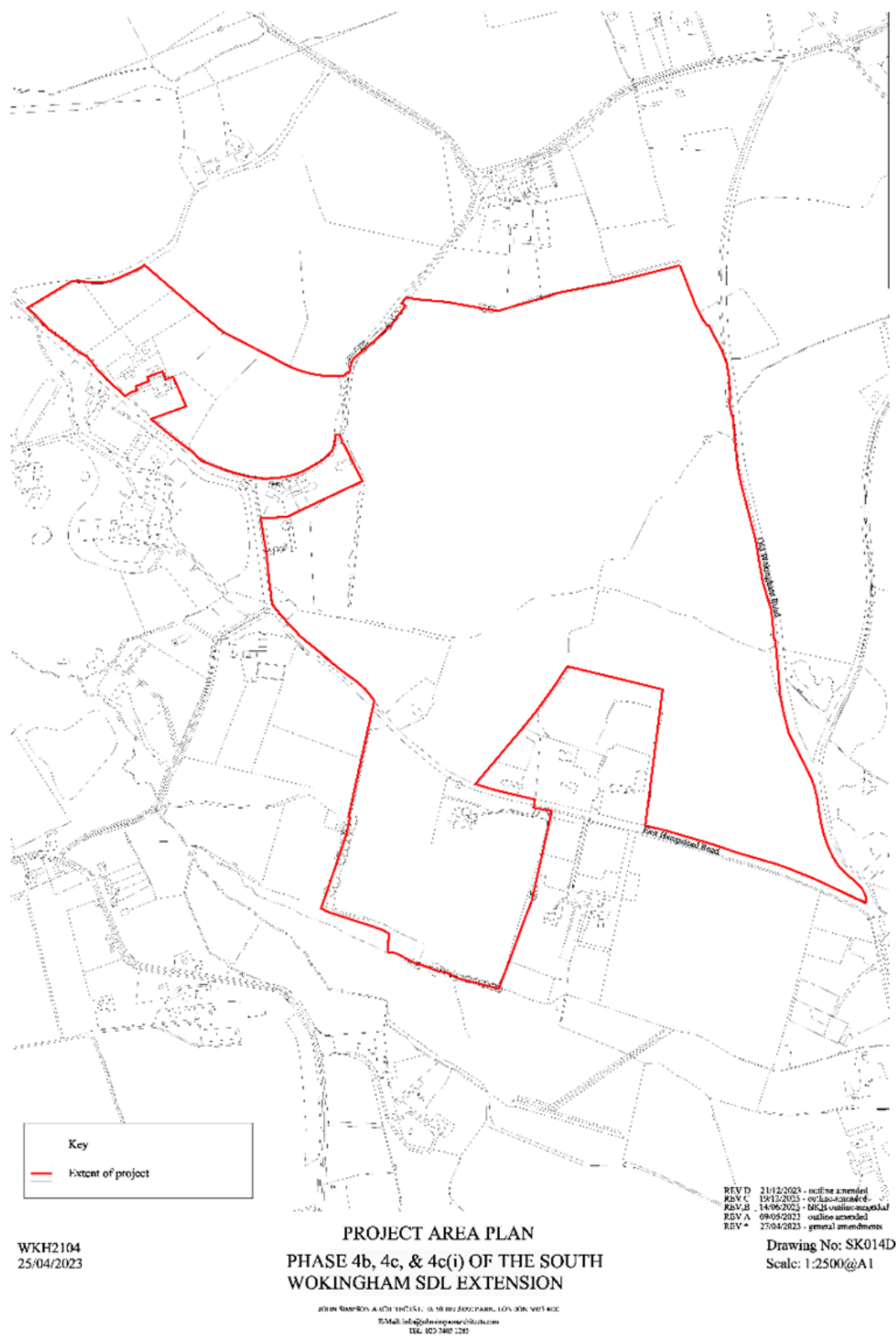


Figure 2. Illustrative Development Framework Plan



- 1.6 The Site comprises approximately 64ha of land. The Site is proposed to be allocated as a strategic site within Policy SS7: South Wokingham Strategic Development Location of the Emerging Local Plan, which is extending the original Core Strategy policy. The allocation requires a phased delivery of around 2,899 dwellings, appropriate retail facilities, social and physical infrastructure, SANG and transport improvements.
- 1.7 An Environmental Impact Assessment (EIA) has been undertaken. The findings of this assessment are documented in the ES and summarised in this document.

The Environmental Statement

- 1.8 The ES provides the overall findings of the EIA for the Proposed Development in a non-technical fashion, using plain English wherever possible.
- 1.9 The ES comprises the following:
- Volume 1 – Main ES;
 - Volume 2 – Technical Appendices; and
 - Volume 3 – Non-Technical Summary.
- 1.10 The ES was prepared and co-ordinated by Boyer. Specialist consultants were commissioned to undertake the technical assessments required for the EIA and to write the corresponding ES Chapter.
- 1.11 Further information about the EIA is contained in the full ES which can be viewed online at <https://www.wokingham.gov.uk/planning/existing-planning-applications/comment-planning-application>.
- 1.12 The ES is available to view online at WBC website and direct from Boyer. Copies of the NTS are available free of charge or copies of the ES (Main Text and Technical Appendices) can be purchased from Boyer and are available either in hard copy at a cost of £150 or on CD for £10. To obtain a copy of the NTS or ES, please contact Boyer Wokingham at boyeradmin@boyerplanning.co.uk. Please note that a charge will also be made to cover the cost of postage.

2. METHODOLOGY

What is an Environmental Impact Assessment?

- 2.1 An EIA is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects of a project. This helps to ensure that the importance of these effects, and the scope for reducing them, are properly understood by the public and the Local Planning Authority, before a decision is taken on a planning application.
- 2.2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) sets out the procedure for identifying those projects which should be subject to an EIA. An EIA is only required where a project is likely to have a significant effect on the environment.

Screening

- 2.3 As it was accepted that the Proposed Development, constitutes EIA development by virtue of its scale, no formal Screening Opinion was requested.

Scoping

- 2.4 On the basis that the Proposed Development is deemed to be EIA development requiring an application to be accompanied by an ES, an informal Scoping Request was submitted to WBC with a view to seek an Informal Scoping Opinion in the first instance. The Scoping Request was based on a Proposed Development of up to 1,100 dwellings, as part of a mixed use development.
- 2.5 Whilst no response was received, various technical matters were discussed during the Planning Performance Agreement (PPA) Meetings and consultation has been undertaken with WBC Officers regarding many of the EIA topic areas.
- 2.6 The EIA focusses on assessing the 'main' or 'significant' environmental effects of the Proposed Development. In this case, these assessments relate to the following effects:
- Socio-Economics;
 - Transport and Access;
 - Air Quality;
 - Hydrology and Flood Risk;
 - Biodiversity;
 - Landscape and Visual;
 - Archaeology and Heritage;
 - Noise;
 - Ground Conditions; and

- Cumulative Effects Assessment.

2.7 The Scoping Opinion also confirmed that the following topics are scoped out:

- Arboriculture;
- Climate Change;
- Human Health;
- Waste;
- Utilities;
- Vulnerability to Accidents and Major Disasters;
- Natural Resources and Land Use;
- Daylight, Sunlight, Overshadowing and Wind;
- Light Spillage;
- Telecommunications; and,
- Energy Efficiency.

2.8 The justification for the above issues being Scoped Out was that they could be appropriately covered in other ES Chapters. For instance, climate change impacts would be considered through the Proposed Development, Construction and Phasing, Socio-Economic, Transport and Access, Hydrology and Flood Risk, Biodiversity as well as the Noise and Air Quality ES Chapters.

2.9 In respect of cumulative effects, the Table below details those nearby developments which have been identified. The effects of these developments have been considered alongside the effects of the Proposed Development to establish whether there are any significant cumulative effects.

Table 1. Cumulative Sites Assessed

Site	Site & planning application No	Site Status	Proposed Development Summary	Reason for selection
1	Land at phase 2b, South Wokingham SDL (Ref: 191068)	Approved 19 July 2024	Hybrid planning application (part outline/ part detailed) comprising an outline application with all matters reserved except principal means of access to the highways for a mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play	Proximity to the site.

Site	Site & planning application No	Site Status	Proposed Development Summary	Reason for selection
			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.	
2	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
3	Land at Phase 2, 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.
4	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.
5	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 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	Proximity to the site.

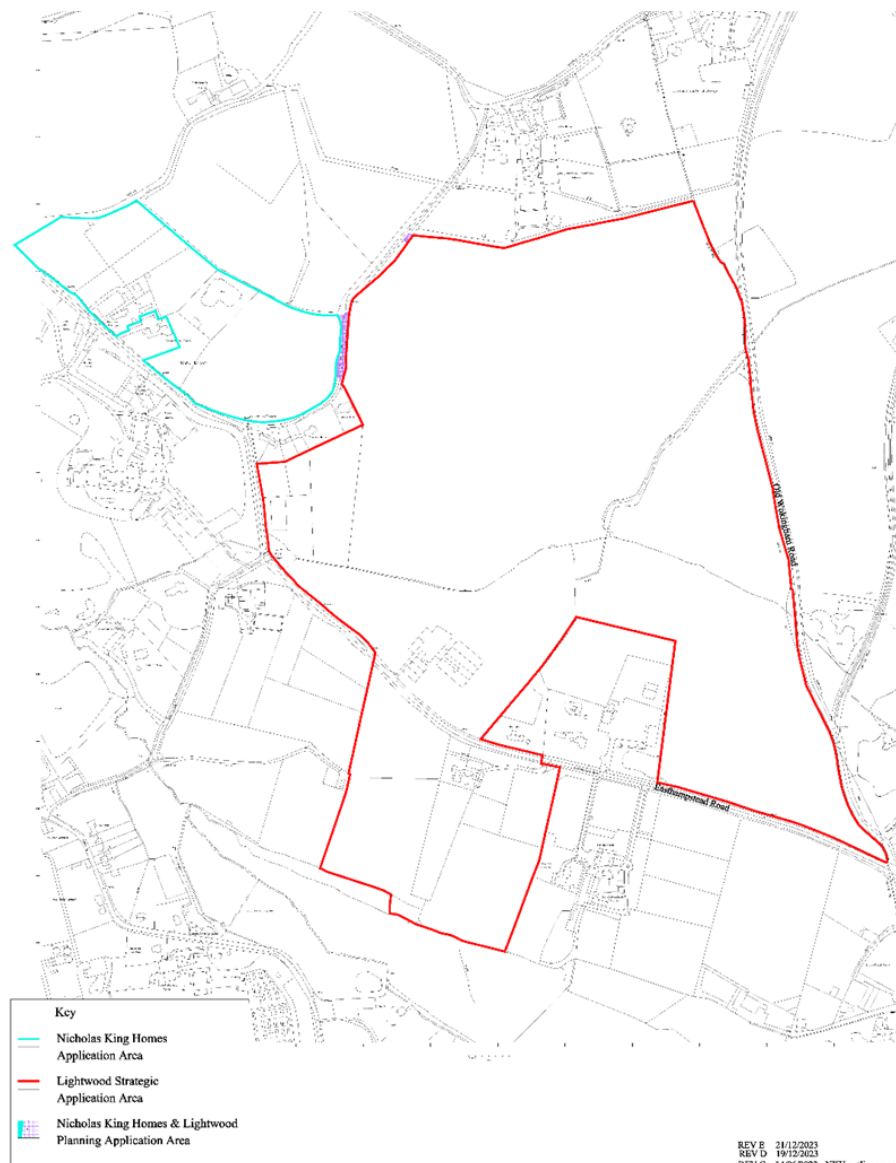
Site	Site & planning application No	Site Status	Proposed Development Summary	Reason for selection
			buildings and provision of temporary site sales).	
6	North Wokingham SDL - Toutley East Land adjacent to Toutley Depot (Ref: 223778)	Reserved Matters under consideration. Outline granted December 2022. (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.
7	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.
8	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, public right of way diversion, drainage, levels and car parking.	Proximity to the site.
9	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.

3. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

The Site

- 3.1 The Site comprises approximately 64 ha of land within the Nicholas King Homes (NKH) Site extending to circa 7.5 hectares located in the west and the Lightwood Site extends across the remainder of the Site covering circa 56.5 hectares, as illustrated in **Figure 3**. The Byway application covers a site area of approximately 0.21 hectares.

Figure 3. Application Areas Plan



WKH2104
25/04/2023

PLANNING APPLICATION AREAS PHASE 4b, 4c, & 4c(i) OF THE SOUTH WOKINGHAM SDL EXTENSION

JOHN SIMPSON ARCHITECTS LTD, 50 BELLAZZE PARK, LONDON NW3 4EB
P-Mail: info@johnsimpsonarchitects.com
1845 020 7409 1230

REV E 21/12/2023
REV D 19/12/2023
REV C 14/06/2023 - NKH outline amended
REV B 11/05/2023 - minor amendments
REV A 09/05/2023 - outline amended
REV * 27/04/2023 - general amendments
Drawing No: SK013
Scale: 1:2500@A1

- 3.2 The Site is predominantly in agricultural and equine use, but also includes a number of properties in residential or commercial use. The Site is situated almost entirely within the administrative boundary of WBC. Slivers of land within Bracknell Forest administrative area form part of the eastern boundary of the site.
- 3.3 West and south boundaries of the Site are predominantly defined by Easthampstead Road, however an area of land for SANG is proposed to the south of this road. The eastern boundary is bound by Old Wokingham Road, to the north of the Site is Holme Geen Lane, although an area of land is located around Pearce's Farmhouse north of the byway.
- 3.4 The Site is generally level, and a watercourse runs through the Site. Well established tree belts define the Site's boundaries, and within the Site, fields are defined by hedgerow and ditches. There are a number of Public Rights of Way (PRoWs) which bisect or are adjacent to the Site.

Surrounding Location

- 3.5 The Site is currently situated within a semi-rural context, with its northernmost extent being located approximately 500m to the south of the current built edge of Wokingham. However, the Site is within an area of planned change and its context and character will evolve significantly, as the existing SDL is built out as an urban extension to the town.
- 3.6 With the existing SDL, new highways infrastructure is being brought forward, including the new South Wokingham Distributor Road, and connections to the west of Wokingham Town Centre.
- 3.7 The Site lies 900m west of the Jennett's Park Development, separated by the Peacock Meadow SANG. Easthampstead Park, and the Downshire Golf Course. Crowthorne lies approximately 1 km south of the Site, separated by agricultural land, wooded areas, and various commercial and leisure uses. To the immediate west and south west lies the White Horse public house and the Holme Grange School. Further west lies other commercial uses and equine / agricultural land.

Local Plan – Draft Site Allocation

- 3.8 The Site is partly included within the existing South Wokingham SDL which currently comprises three areas; Land to the north of the railway at Montague Park (636 homes completed), the Eastern Gateway and SWDR (three planning applications with resolution to grant planning permission for 1,820 homes including associated facilities, and SANG land), and the remained of the land is identified as open space (a small part of this area an outline application for up to 95 homes is seeking permission, and beyond the Proposed Development incorporates the majority of the remaining part of the Site).
- 3.9 The Local Plan Review process currently characterises the remaining land within South Wokingham SDL as forming 'the South Wokingham SDL Extension'. The Proposed Development further extends the concept of an SDL Extension by virtue of the additional land area that is proposed (primarily for SANG).

Nature of the Proposed Development

- 3.10 The Proposed Development subject of this ES is for:

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

Proposed Development

- 3.11 The Proposed Development will come forward via the following three separate planning applications:

- a) A Hybrid application seeking outline planning permission for mixed use development comprising up to 850 homes and community facilities, including a neighbourhood centre (Use Classes F and/or E), with all matters reserved (apart from means of access) and a full application for SANG land and associated facilities by Lightwood Strategic at Priors Farm;
- b) An Outline Planning Application for up to Up to 180 market and affordable homes, and associated infrastructure, including open space, play space, landscaping SuDs and green infrastructure. All matters reserved except the main access into the site at Pearces Farm by Nicholas King Homes; and
- c) A full planning application to provide a vehicular crossing of Byway 30 to allow access for two parcels of land comprising the South Wokingham SDL Extension, and active travel connections to the byway to the north from Application A.

- 3.12 The ES has been undertaken based upon Development Parameters comprising Parameter Plans and Written Text. The Development Parameter Plans are included in **Technical Appendix 3.1 – 3.3** of Volume 2. These Parameter Plans include:

- Land Use Parameter Plan
- Access and Movement Parameter Plan; and
- Building Heights Parameter Plan.

- 3.13 The Written Parameters are set out for the extent of each land use, market and affordable housing, public open space, associated infrastructure, and access and movement.

- 3.14 The Illustrative Masterplan (**Figure 2 above**) shows how the Site could be delivered in line with the Development Parameters, but is not a fixed scheme.

3.15 A summary of the different land use elements of the Proposed Development is provided below:

Table 2. Summary of Land Use Components

Land Use	Use Class and Quantum
Housing	Up to 1,030 dwellings (Use Class C3) (29.08ha)
Neighbourhood Centre	Up to 0.4ha (Use Class E/F)
Green Infrastructure	Open Space including attenuation basins, amenity green space, equipped play areas, allotments (12.61ha)
SANG	21.20ha
Means of Access	The site will be served by 3x access points demarcated on the Access and Movement Parameter Plans, with an additional safeguarded access provided to the neighbouring site;
Other Infrastructure	Vehicular crossing of Byway 30 to allow for access for the two residential parcels;

4. ALTERNATIVES AND DESIGN EVOLUTION

- 4.1 This section outlines the main alternatives considered and the main reasons for selecting a preferred option, taking into account the environmental effects of the Proposed Development, as required by the EIA Regulations.

1. Do Nothing

- 4.2 A “do nothing” scenario has not formed part of the assessment, as the site is a strategic allocation in the emerging Local Plan Review to meet housing need.

2. Alternative Strategic Development Location

- 4.3 The Site is allocated under Policy SS7 in the Emerging Local Plan, which has undergone three Regulation 18 consultations, and a Regulation 19 Consultation due later in 2024. The allocation has therefore been subject to WBC’s Sustainability Appraisal, in which it has assessed against alternative Sites to determine the most suitable and sustainable locations for development. The assessment concluded that the Site is a suitable location for development of the scale proposed. It is therefore not considered necessary to repeat the assessment of alternative Sites through this ES.

3. Design Configurations for the Proposed Development within the Site

- 4.4 The Proposed Development has resulted from technical appraisals of the Site and extensive early engagement with officers, relevant stakeholders and the local community. Further detail of which is included within planning application documents including the DAS, Statement of Community Involvement and Planning Statement. This has informed the preferred proposed layout, in consideration of reasonable alternatives.
- 4.5 This engagement has been supplemented through the agreement of a Planning Performance Agreement (PPA) to provide a project management framework for the application sites to guide the evolution of the proposals and the engagement process from initial inception through to delivery. The PPA has included a detailed programme ensuring consistent engagement with the Council, stakeholders and statutory consultees throughout the evolution of the proposals and the application process
- 4.6 A series of meetings have taken place with officers as part of the PPA focused on the preparation of the review of the Local Plan. The amendments are in keeping with the Regulation 18 Proposals presented by the Council. However, some amendments have been made as follows:
- The significance of the role that the central park plays in the scheme was further increased and enhanced.
 - Housing in the form of a small village was introduced on Hambidge Farm, which in its current form is rather unsightly and detrimental to its setting, and the overall density was increased resulting in greater number of houses.

- An additional area of SANG south of Easthampstead Road was identified and integrated into the scheme to support higher levels of housing.

Summary

- 4.7 Alternatives have been assessed and the Proposed Development is considered to be the most reasonable form of development, in light of consultation, planning policy context and technical evidence available and is not considered to result in any significant environmental effects to reasonable alternatives, as the development has been designed to minimise and mitigate potential impacts.

5. CONSTRUCTION PROGRAMME AND METHODS

- 5.1 Consideration of the likely significant effects of the Construction Phase on the environment has been assessed within each of the respective Technical Chapters and is based on details of the proposed Construction Programme and Methods of Construction.

Indicative Construction Programme

- 5.2 The indicative construction programme, assumes that development will commence in 2025/26 and continue over a period of 10 years and thus be completed in 2035/36.
- 5.3 The construction programme assumes between 105 homes being completed each year.
- 5.4 The exact phasing strategy will be developed as the planning application progresses and will be prepared with input from technical consultants. The proposed phasing will be based on the capacity of existing infrastructure and the delivery of necessary infrastructure requirements that will support development.
- 5.5 Appropriate construction methods will be adopted to ensure that construction does not result in a significant effect on the environment.

Construction Trip Generation

- 5.6 The number of trips related to construction traffic will comprise both workforce-related traffic and deliver-related traffic. Table 5.1 shows likely trip generation during the Construction Phase (assessed adopting a worst case scenario).

Table 3. Likely Construction Phase Trip Generation

Vehicle Type	Average 2-way Trips Per Day
HGV	14
Cars	120

Sustainable Modes of Construction and Nature and Quantity of Materials

- 5.7 The Proposed Development will adopt usual sustainable methods of construction for residential development. The residential dwellings will be built in accordance with the latest iteration of the Building Regulations at the time of detailed planning approval. A range of sustainable design and construction measures will be used, including:
- Orientation and sizing of window/door openings to optimise daylighting and solar gain.
 - Improved air-tightness and reduced thermal bridging to minimise heat loss.
 - Maximised fabric insulation to reduce space heating demand to as low a level as possible.
 - Responsible sustainable materials - locally sourced where feasible.

- Energy efficient white goods.
- Energy efficient lighting.
- Site waste management to minimise construction waste.
- Provision of recycling facilities for domestic and commercial users.
- Air source heat pumps.
- EV charging points to be integrated within the scheme.
- Roof spaces across the site orientated to accommodate Solar PV panels where possible.
- Water conservation measures such as low flush WC's, flow restricted taps and showers to meet high levels of water efficiency and achieve a policy requirement limit of 110 litres/person/day.
- Construction materials will be responsibly sourced, durable and healthy, locally sourced materials will be used where possible

5.8 Construction materials will be responsibly sourced, durable and locally sourced materials will be used where possible.

5.9 Throughout the Site, materials will be incorporated to reflect the local character.

Construction Environmental Management Plan (CEMP) or Similar

5.10 A construction environment management plan (CEMP) or similar is anticipated to be secured by way of planning condition. The CEMP, to be agreed with the LPA at a later stage, will identify a range of proposed mitigation measures for the predicted construction impacts of the development, including appropriate construction hours (to be agreed with WBC) and the implementation of site hoarding, where necessary and justified, to mitigate noise and visual impacts from the construction.

6. SUMMARY OF TECHNICAL CHAPTERS

- 6.1 The ES comprises a series of Chapters considering the positive and negative effects of the Proposed Development upon particular aspects of the environment including socio-economics, transport and access, air quality, hydrology and flood risk, biodiversity, landscape and visual, archaeology and heritage, noise, and ground conditions. The Chapters report the results of the EIA, setting out the impacts and the significance of effect the Proposed Development would have on the environment.
- 6.2 The significance of these effects can be identified for all impacts as a result of the Proposed Development as being negligible, minor, moderate or major. Typically, a significance of effect of moderate or greater is considered 'significant' in EIA terms and will normally trigger the need for mitigation if that effect is adverse.
- 6.3 This section of the NTS sets out the main findings in respect of each topic area in terms of the predicted impacts and significance of effect as a result of the Proposed Development, mitigation measures proposed to avoid, reduce or remedy the significant negative environmental effects and any remaining residual effects.

Socio-Economic

- 6.4 The prevailing socio-economic conditions for the Site and its locality have been reviewed and the potential effects of the Proposed Development on those baseline conditions are then examined. The assessment takes in to account any mitigation measures to prevent, reduce, or off-set any potential negative effects.
- 6.5 The Chapter assesses the existing situation in the local area for the following topics: Population, Housing, Education, Healthcare, Emergency Services, Recreation / Community Facilities and Economy. It then considers the impact of the Proposed Development upon existing services, taking into account the funding and infrastructure provided as part of the scheme.

Baseline Conditions

- 6.6 An assessment of the baseline socio-economic conditions demonstrated that there is good provision of local services including primary and secondary schools with capacity, GP practices with capacity, local shops, community facilities and open space.

Assessment of Effects

- 6.7 The Proposed Development will involve a construction period, which will have both beneficial effects in terms of construction work and local economy spin offs, and negative effects in terms of amenity impacts for nearby residents or residents who occupy the Site during the construction period. These negative effects, such as road traffic, noise and visual impacts will be temporary for the duration of construction, local in nature and are deemed to be **temporary minor adverse**. the effects will be managed and minimised through an appropriate Construction Environmental Management Plan (CEMP) or similar and are not **considered** to be significant.

- 6.8 Once the development is complete and operational, it will provide homes for approximately 2,678 people. The Proposed Development will be phased, avoiding the risk of existing services and facilities suddenly becoming overwhelmed and once complete, the development will provide new community infrastructure.
- 6.9 The Proposed Development will provide up to 1,030 new homes of a range of types, sizes and tenures including a policy compliant provision of affordable housing. An increase in the housing stock will be beneficial and in line with the emerging WBC Local Plan site allocation.
- 6.10 There are a number of primary school extensions planned in WBC, allowing for a surplus of primary school places. In addition, there is an existing surplus of secondary school places. If required, S106 contributions can be secured in relation to education to mitigate any effects. The amount of early years and further education need generated by the Proposed Development is considered to be minimal comparative with nearby provision. Overall, the effect on education is assessed as being **negligible**.
- 6.11 The GP provision within 3 miles of the Site has substantial capacity that could accommodate the additional population resulting from the development. That said, there will inevitably be some impact on the capacity of GPs within the locality, and if necessary that impact can be mitigated through financial contribution towards local health service infrastructure where justified, particularly given other developments in the area. A development of this scale is not expected to have a significant effect on other local facilities such as dentists, pharmacies or result in increased demand at hospitals and emergency services. Given existing capacity and the ability to mitigate via financial contributions, there will be a **negligible** effect on healthcare.
- 6.12 In relation to open space and recreation, the Proposed Development incorporates on-site open space, play areas and allotments. On the basis that new open space has been proposed, there is considered to be **minor beneficial effect** on open space and recreation.
- 6.13 Regarding community facilities, the increase in population will have a **beneficial effect** on the vitality of existing local community services and retail offer, as well as when combined with the other proposed developments and strategic sites in South Wokingham. The effect has been assessed as **negligible** to **minor beneficial** to the community facilities over the long-term.
- 6.14 Given the employment associated with the construction phase, the indirect creation of jobs associated with residential development of this scale, increased resident expenditure, and direct financial benefits to the local authority in terms of Community Infrastructure Levy, Section 106 planning obligations/financial contributions and Council Tax, the Proposed Development will have a **moderate beneficial** effect on the economy

Mitigation

- 6.15 The Proposed Development includes inherent mitigation measures, as set out above, such as the delivery of housing to meet an identified need, and the incorporation of valuable open

space and green infrastructure. The CIL payment and S106 obligations will also provide necessary mitigation towards infrastructure.

- 6.16 Additionally, it is intended that the applicants and landowners will enter into a planning obligation under Section 106 with WBC. These payments will be made to invest in a range of other local infrastructure and thus ameliorate the effects of the development.

Residual Effects

- 6.17 Following mitigation, some residual effects from road traffic, noise and visual impacts arising in the construction period may remain. These effects are not significant in EIA terms. Operational effects are all assessed as **minor to moderate beneficial** or **negligible**.

Cumulative Effects Assessment

- 6.18 The effects of the proposed development have been assessed cumulatively with other development proposals in proximity to the Site, particularly in terms of effects on social infrastructure such as GPs and schools. Given the existing capacity of local schools and GP practices, plus the potential for S106/CIL contributions, there are considered to be **no significant cumulative effects**.

Summary

- 6.19 Based on the socio-economic features identified in the impact assessment, it is concluded that the Proposed Development will provide much needed homes and construction job opportunities, bring longer term economic benefits to the local economy, provide onsite open space provision and a potential school site, as well as CIL/S106 payments as required. It is therefore considered, to have either **negligible or minor – moderate beneficial effects** in terms of socio-economics,

Transport and Access

- 6.20 The Transport ES Chapter evaluates the potential for adverse effects of the Proposed Development in terms of transport and highways, during both the construction and operation phases of the Proposed Development. Transport and Highways within this Chapter is defined as the risk of adverse effect from additional traffic creating undue severance of communities, road safety, fear and intimidation of road users as well as additional delays to pedestrians, cyclists and vehicle users.
- 6.21 The study area for the assessment was established as part of the scoping exercise undertaken with Wokingham Borough Council. This encompassed the road corridors in particular of Old Wokingham Road, Easthampstead Road, as well as Heathlands Road and Redlake Lane which route off that road. It also included the Waterloo Road and Peacock Lane corridors and infrastructure being delivered as part of the South Wokingham Distributor Road (SWDR). Finally, it includes for Holme Green Lane and Byway 30 which bisect the site.
- 6.22 Studies were undertaken, using a combination of site visits, desktop study and detailed topographical surveys and mapping. Traffic flow information was obtained from the Wokingham Strategic Transport Model (WSTM).

- 6.23 The study was completed referring to the relevant national and local planning policy.
- 6.24 The study used the following methodology; consultation with the relevant statutory and non-statutory bodies, a desk study to establish the baseline conditions and establish the sensitivity of the receptors, evaluation of the potential effects of the Proposed Development, Evaluation of the significance of these effects through the magnitude and significance matrix, identification of mitigation measures and identification of residual effects.
- 6.25 Key receptors for the study were identified as the corridor of Easthampstead Road and Heathlands Road and Redlake Lane to the immediate south of the development site.
- 6.26 The baseline condition of the site was established using traffic survey data from the WSTM model as well as accident data obtained from Wokingham Borough Council, and existing publicly available information relating to public transport routes, walking and cycling networks and facilities and services presently operational in the vicinity of the site.
- 6.27 The baseline conditions established that whilst the site by itself is somewhat detached from existing transport services and facilities, the significant infrastructure being delivered as part of the South Wokingham SDL and associated SWDR will enhance the provision available to future residents.
- 6.28 Inherent mitigation measures have been incorporated into the design. These include access points onto the Old Wokingham Road and Easthampstead Road corridors, which complements a point closure on the Easthampstead Road corridor. Furthermore provision for a crossing of Byway 30 and pedestrian links in association with that are included for as well as the potential for future public transport services to route through the site.
- 6.29 The development should be built in accordance with the Transport Assessment mitigation measures and the CEMP should be implemented during the construction phase. The implementation of the site access points, enhancements to pedestrian and cycle infrastructure as well as off site highways mitigation should be undertaken during the operational phase.
- 6.30 During construction, the nature of HGV trips associated with the construction activities is such that it has the potential to create a **minor adverse effect** in terms of pedestrian amenity along the surrounding network. The analysis has also identified a potential for **minor adverse effects** to driver delay during the construction phase. The introduction of the CEMP and measures such as managing the arrivals of HGV's to and from the site will help to mitigate this impact which is however short and temporary in nature.
- 6.31 During the operational phase traffic increases 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.
- 6.32 A financial contribution will be provided towards Wokingham Borough Council's 'My Journey Wokingham' initiative which addresses Travel Planning measures within the Borough and

aims to promote a range of initiatives and measures that will act to encourage sustainable travel. As a result, the actual vehicular trip generation of the Development during the operational phase being lower than that allowed for in the trip generation rates that have been used to undertake this assessment. Notwithstanding this **positive effect**, the residual transport related effects associated with the development considered to be **negligible**.

Air Quality

- 6.33 The assessment undertaken has considered the potential for air quality impacts associated with the demolition and construction works, alongside the operation of the complete and fully occupied Proposed Development. The key considerations of this assessment have been the demolition and construction dust and particulate matter emissions, vehicle emissions from demolition and construction traffic, and vehicle emissions associated with the complete and operational Proposed Development.
- 6.34 The assessment has considered the baseline year (2022), and the year of anticipated first occupation of any of the new homes (2026).

Demolition and Construction

- 6.35 Whilst the demolition and construction works will give rise to a risk of dust impacts without mitigation (including on human health receptors), mitigation measures will be put in place to ensure that there are **no significant effects**. These measures will be written into a Dust Management Plan, to be included within the Construction Environmental Management Plan. These measures include, but are not limited to, the following:
- Planning the site layout so that machinery and dust-causing activities are located away from sensitive receptors, as far as practicable;
 - Erecting solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site;
 - Fully enclosing site or specific operations where there is a high potential for dust production and the site is active for an extensive period;
 - Avoiding the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable;
 - Regularly using a water-assisted dust sweeper on the access and local roads, as necessary, to remove any material tracked out of the site; and
 - Ensuring vehicles entering and leaving the site are covered to prevent the escape of materials during transport.
- 6.36 The assessment has shown that there will be no significant impact on local roadside air quality as a result of construction traffic emissions.

Completed Development

- 6.37 Despite the adoption of a worst-case, conservative approach, the assessment has demonstrated that road traffic emissions associated with the complete and operational

Proposed Development would have a **negligible** impact on local sensitive receptors, and the overall air quality **effect would be not significant**.

- 6.38 Additionally, the assessment has shown that future residents and users of the Proposed Development would experience acceptable air quality, with pollutant concentrations well below the air quality objectives.

Hydrology and Flood Risk

- 6.39 The Hydrology and Flood Risk ES Chapter assesses the likelihood of significant environmental effects arising from the construction and operation phases of the Proposed Development relating to hydrology, flood risk and drainage. Hydrology and flood risk within this Chapter is defined as the risk of flooding from fluvial, pluvial and reservoir sources and from surface water drainage.
- 6.40 The study area for this assessment is 500m from the Site boundary. It is considered that all potential significant effects will occur within this buffer, and it is unlikely for any significant effects to occur outside of this area.
- 6.41 There are a number of watercourses within the study area including the Ordinary Watercourse, Ordinary Watercourse tributary and secondary Ordinary Watercourse Tributary which are located within the Site boundary. The Emm Brook is located along the southern boundary of the Site.
- 6.42 A desk-based assessment was carried out using publicly available information.
- 6.43 This study was completed referring to the relevant national and local planning policy.
- 6.44 This study used the following methodology: a desk based study to establish the baseline conditions and establish the sensitivity of the receptors, evaluation of the potential effects of the Proposed Development, evaluation of the significance of these effects through the magnitude and significance matrix, identification of mitigation measures and the identification of any residual effects.
- 6.45 Key receptors for the study were identified as the Ordinary Watercourses, the Emm Brook, London Clay Formation, Site workers and residents and visitors to the Site and downstream of the Site.
- 6.46 The baseline conditions for the Site were established using the EA flood risk data. The data indicates that the majority of the site is located within Flood Zone 1 'Low' risk of fluvial flooding. The areas adjacent to the Ordinary Watercourse and Emm Brook are located within Flood Zones 2 'Medium' risk and Flood Zone 3 'High' risk of fluvial flooding.
- 6.47 The majority of the Site has a 'Very Low' risk of surface water flooding. The areas adjacent to the Ordinary Watercourses and Emm Brook have a 'Low', 'Medium' and 'High' risk of surface water flooding.
- 6.48 The Wokingham Borough Council (WBC) Level 1 Strategic Flood Risk Assessment (SFRA) susceptibility to groundwater flooding mapping and groundwater emergency, depth to

groundwater mapping indicates that there is a medium risk of groundwater flooding across the majority of the Site. There is a higher risk of groundwater flooding adjacent to the Ordinary Watercourses.

- 6.49 The Site is located outside of the reservoir flood extents. The risk of flooding from reservoirs is therefore considered to be low.
- 6.50 The Site is primarily a greenfield site. It consists of agricultural fields which are lined by trees and shrubs.
- 6.51 Embedded mitigation measures have been incorporated into the Proposed Development design. These mitigation measures include a sequential approach to the master planning process, SuDS incorporated into the Site layout and finished floor levels set a minimum of 300mm above finished ground levels adjacent to the fluvial flood extents and 150mm above the finished ground levels in parcels away from the fluvial floodplain.
- 6.52 The development should be built in accordance with the Flood Risk Assessment and Drainage Strategy (FRA) mitigation measures and the CEMP should be implemented during the construction phase. The maintenance strategy for the surface water drainage strategy should be carried out during the operation phase.
- 6.53 During construction and operation, the impermeable area of the Site will increase. This may have an impact on the pluvial, fluvial and surface water drainage receptors. The implementation of the surface water drainage strategy, maintenance regime and CEMP will ensure that the effects of the Proposed Development are **negligible**.
- 6.54 The assessment has found that with the mitigation measures implemented as detailed in the FRA and CEMP, the residual effects are **negligible**.
- 6.55 All developments should adhere to the same principles as outlined in the NPPF with regards to reducing flood risk and limiting surface water runoff. It is considered that the cumulative impacts associated with the Proposed Development and committed developments within the study area with respect to fluvial and pluvial flooding, reservoirs and surface water drainage is **negligible**.

Biodiversity

- 6.56 A UK Habitat Classification Survey and protected species surveys for NERC mammals, badger, hazel dormouse, otter, water vole, bats, birds, reptiles and amphibians (great crested newt). Surveys were undertaken onsite through 2022 and 2023 as part of this assessment. Bat surveys included emergence surveys, transect surveys, static detector surveys and tree surveys. An Ecology Chapter has been produced alongside the Ecological Technical Appendices to assess the potential impacts from the proposed development on important ecological receptors to inform the mitigation, compensation and enhancement measures to be implemented.
- 6.57 The site covers three linked applications for the proposed development and are located in South Wokingham. The site falls within the 5km buffer zone for Thames Basin Heath SPA.

The site has various ancient woodlands within the zone of influence around the site. Local Wildlife Sites are found within the zone of influence of the site. Mitigation proposed to protect the above surrounding receptors includes an onsite SANG which will allow residents to access an alternative location for recreational activities.

- 6.58 The Site comprises of large grassland fields with boundary hedgerows. There is a tributary of Emm Brook running east to west across the Site which is intersected by an ephemerally wet ditch which runs north to south. There is a parcel of cropland in the south and several small parcels of woodland and mixed scrub scattered across the Site. There are two ponds located in the north-west of the Site. Important habitats will be retained within the proposals such as Emm Brook, hedgerows and woodland parcels. The proposals will see the loss of some onsite habitats, retention and enhancement of important onsite habitats and creation of new habitat types.
- 6.59 Protected species surveys results are briefly outlined within this paragraph. Hedgehog (NERC mammal) were confirmed onsite through scat, [REDACTED] [REDACTED] No evidence of hazel dormouse was found onsite. No evidence of otter or water vole was found onsite. A brown long-eared bat maternity roost was confirmed within an onsite building. Eight species of bat were recorded using the site for commuting and foraging. Suitability for nesting birds was recorded onsite, with nesting evidence within hedgerows and onsite buildings. Reptiles confirmed onsite were a low population of slow worm and a good population of grass snake. No evidence of great crested newt was recorded onsite. Mitigation to protect species during the construction and operational phase of the development is provided within the Ecology Chapter, with further detail in the Technical Appendix. Detail of construction mitigation measures will be provided at detail design stage within a Construction Environment Management Plan (CEMP).
- 6.60 Potential cumulative impacts on Thames Basin Heaths Special Area of Conservation have been identified due to increased residential pressure. Development will need to present suitable mitigation options and SANG are set out as required for developments within the zone of influence. Future development on the sites identified have specific ecology impacts related to them which will be identified and mitigated for as appropriate as part of the determination of each individual planning application. Whilst there will be a cumulative effect on ecological features overall, all the developments assessed will implement site-specific mitigation measures to reduce impacts as required so that the cumulative impact is reduced/minimised as much as possible.

Landscape and Visual

- 6.61 The Proposed Development will have direct effects on existing landscape resources including trees and hedgerows. Given the change in land use from agriculture/grazing to residential, the Proposed Development will have unavoidable significant effects on the landscape character of the site, but will not significantly alter the character of the wider surrounding landscape, due to the discrete geographical area over which effects will be experienced.

- 6.62 More important than the presence of what amounts to unavoidable significant landscape character effects is the retention of existing hedgerows, trees and woodland copses along the and throughout the site, and the provision of new public open space and planting (particularly along the southern site extent), which will help considerably in integrating the Proposed Development into the urban-rural context.
- 6.63 The relatively well-contained nature of the residual effects are driven, largely through the strategic planting incorporated at points around the perimeter and throughout the site, to ensure that effects are predominantly limited to within localised areas comprising the Application Site and its immediate context. Whilst there would be **significant adverse effects** on the Application Site and its immediate context, the effects reduce quickly with distance so that the overall effects on landscape character types are **not significant**. Over time, these effects will further reduce such that the development would become an accepted part of the southern edge of Wokingham.
- 6.64 Based on the assessed viewpoints, the overall visibility of the development is relatively well-contained in many directions, due to the strategic planting incorporated surrounding, and through the site, in addition to the contribution that woodland and urban form make to general intervisibility within the study area. The urban area of Wokingham to the north limits the distribution of effects dramatically to a narrow zone at the urban edge.
- 6.65 The visual effects predicted to arise as a result of the introduction of the Proposed Development follow a similar pattern to effects upon landscape character, in that significant effects are likely to occur only within and in very close proximity to the Proposed Development; the magnitude of change to views decreases rapidly with distance from the Application Site, partly due to screening, and partly due to the masterplan layout, which is designed to respect close range and more distant views. Therefore, the receptors most likely to experience a potential significant effect at Year 15 following completion would be the roads and PRow within and in close proximity to the site.
- 6.66 The Proposed Development will be visible from the edges of the existing settlement, but there is likely to be limited, or no, visibility from within the wider urban area of the settlement and from other nearby settlements and isolated residences to the south, east or west. Furthermore, the parameter plans indicate that building heights have been designed to be sensitive to the most proximate, and sensitive, visual receptors.
- 6.67 From a landscape and visual perspective, the Application Site is suitable for the Proposed Development, at the scale and form indicated on the parameter plans and 'wider' illustrative masterplan. The Proposed Development with 'embedded' mitigation measures will have a limited effect on views from the surrounding areas, as it would be well-integrated, through a combination of tree belts and other screening features, and where visible, perceived in the context of the existing suburban areas of Wokingham. Over the longer term, it would represent a well-designed and sensitive extension to the wider settlement.

Archaeology and Heritage

- 6.68 This ES Chapter assesses the likely significant effects of the Proposed Development in terms of Archaeology and Heritage.
- 6.69 The ES Chapter is supported by two Archaeological and Heritage Assessment reports, one for the NKH site (Appendix 12.1) and one for the Lightwood site (Appendix 12.2). Both reports combine to provide the baseline for the South Wokingham SDL Extension in relation to current local and national guidance.
- 6.70 The assessment established that the South Wokingham SDL Extension contains no designated heritage assets. It does contribute a limited amount to the importance of four surrounding listed buildings, however, the assessment has identified that the Proposed Development only has the capacity to effect three listed buildings within Pearce's Farm (Grade II Listed).
- 6.71 The assessment has identified that the Proposed Development will result in a long-term, permanent, **minor/moderate adverse effect** to the Pearce's Farmhouse at the Operational Phase, which is considered insignificant in EIA terms.
- 6.72 The assessment identified that any buried archaeological remains within the South Wokingham SDL Extension would be affected by the Proposed Development during the Construction Phase, via direct, physical impacts from associated groundworks. Such impacts would result in a **long-term, permanent, adverse moderate effect**. It is considered that this would be suitably mitigated through an appropriate scheme of archaeological work which would reduce the residual effect to **negligible**, which is insignificant in EIA terms.

Noise

- 6.73 This Chapter assesses the impact of the Development on Noise. In particular, it considers the potential effects of construction noise and changes in road traffic noise levels on existing receptors as well as existing and proposed sources of noise upon the proposed and existing receptors.
- 6.74 The Chapter describes the methods used to assess the impacts, the baseline conditions currently existing at the Site and surroundings, the potential direct and indirect impacts of the changes in road traffic levels, the mitigation measures required to prevent, reduce, or offset the impacts and the residual effects.
- 6.75 In order to determine baseline noise levels at existing and proposed receptors, a Baseline Noise Survey has been carried out around the Site. The Baseline Noise Survey consisted of road traffic noise surveys for the roads surrounding the Site, a rail survey and a commercial noise survey. In addition, a background survey has been undertaken at a location representative of the nearest proposed receptors.
- 6.76 If a CEMP is followed and adhered to and best practicable means are followed, there should be a **short-term negligible to minor adverse effect** at local level during the construction phase, at existing and any proposed receptors due to construction noise. **The effects are**

not considered significant. Additionally, there is predicted to be a **negligible effect** at all receptors at the local level due to construction generated traffic.

- 6.77 Without appropriate Site design, it is considered that a long-term minor to moderate adverse impact at the local level would be experienced in the garden areas of the proposed dwellings. However, with lowest practicable levels achieved, the effects would range between **negligible and minor adverse** with a good acoustic design.
- 6.78 For garden areas close to the roads a **negligible long-term impact** at a local level can be achieved through suitable Site layout and if necessary acoustic barriers (fencing). Within internal habitable rooms, a **negligible effect** at the local level can be achieved through the use of glazing and alternative ventilation, where required.
- 6.79 This assessment has set M&E plant noise emission limits based on the existing measured background noise level and the adopted criteria given in BS4142:2014 for any proposed fixed plant items, associated with the proposed commercial area.
- 6.80 This Chapter has shown that the rated level of noise from the existing commercial unit falls below the typical background sound level (the criteria noise level).

Ground Conditions

- 6.81 The Lightwood study area comprises Land at South Wokingham, Old Wokingham Road, Wokingham, RG40 3BQ and the Nicholas King Homes (NKH) study area comprises land at Pearce's Farm, Easthampstead Road, Wokingham, RG40 3BN. The total area of the site is approximately 64ha.
- 6.82 To determine the baseline conditions for the site, available information pertaining to the type of geology, soils and groundwater on the site has been reviewed. With both Desk Top Studies indicating potential sources within the CSM models however it is likely that the potential impact will be localised and not site wide.
- 6.83 Currently with the limited site data there is a potential for contaminated soils and groundwater to be present within the underlying soils/water, that require further investigation ahead of the construction works.
- 6.84 It is anticipated that the effects of the development during the construction phase would be **moderate to minor**. However, effects would largely be controlled through the mitigation measures proposed.
- 6.85 The impact of the development during the operation phase is that the end user of the site is changing, from agricultural use to a residential end use, and therefore the receptor is considered as the future users of the site.
- 6.86 Therefore the current risk is considered to be major due to the potential onsite contamination.
- 6.87 The impacts affecting the site will remain as **minor - major** given that further investigation has been recommended across the site to determine if contamination is present and

therefore if remedial measures are required on-site. It should be noted that if remedial measures were required, and are adopted in line with guidance, the residual effects of the development would be reduced to **negligible**. However, the risk cannot be completely removed from any site.

- 6.88 As with the development of any site, residual impacts may still be present but the associated risks will be reduced to **negligible** by undertaking a Phase 2 site investigation, and following the good working practices outlined above.

Cumulative Effects Assessment

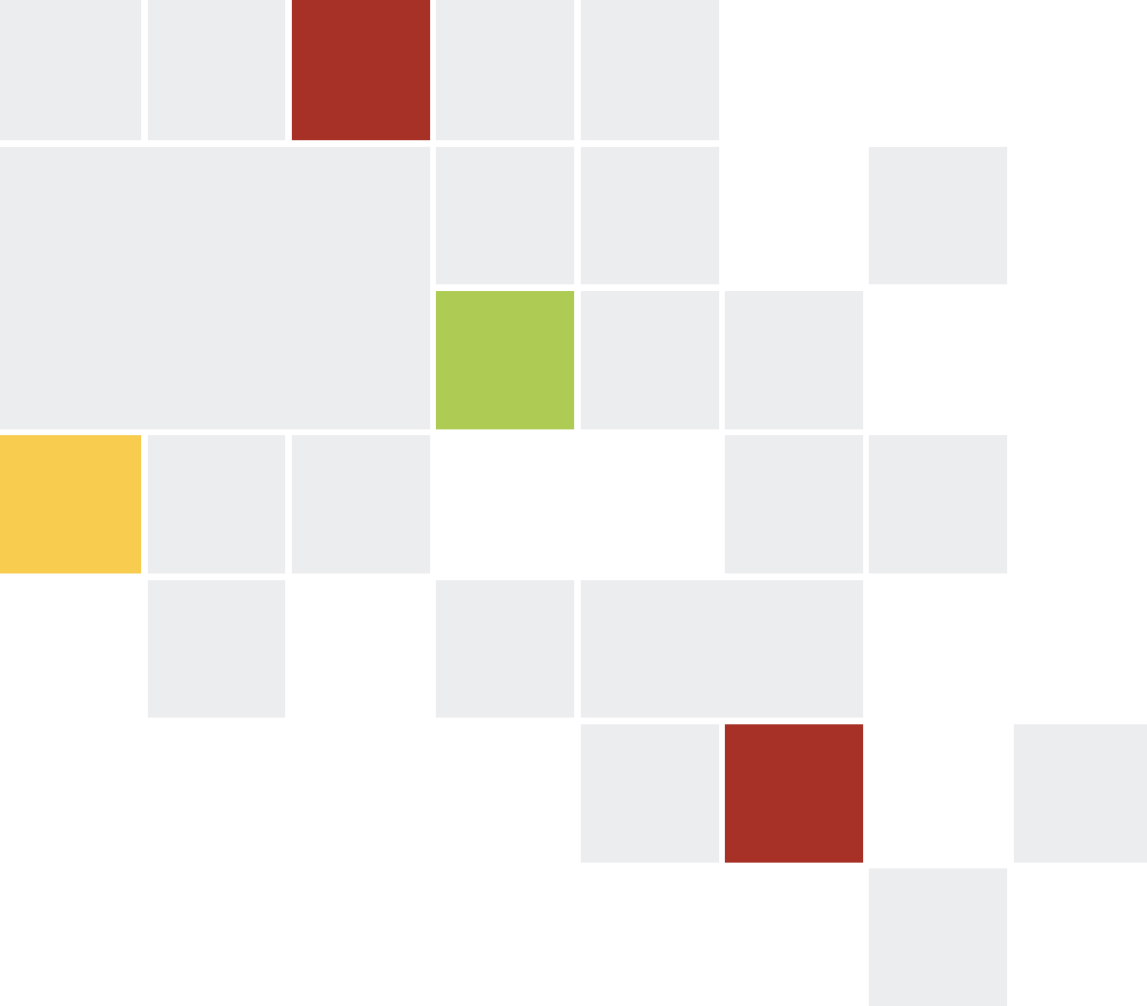
- 6.89 The ES has assessed the potential in-combination (combined) and cumulative of effects as a result of the Proposed Development and other projects taking place within the local area, in particular in relation to socio-economics, transport and access, air quality, hydrology and flood risk, biodiversity, landscape and visual, heritage and archaeology, and land contamination.
- 6.90 Importantly, WBC have considered cumulative impacts of the Site in relation to other strategic allocations during the preparation of the Local Plan that allocates the Site. Nonetheless, it has been demonstrated that appropriate mitigation measures can be put in place to ensure that the cumulative effects of the Proposed Development and other schemes result in **no significant effects**. These mitigation measures can be secured through the planning application process through the use of planning conditions and planning obligations where relevant.
- 6.91 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 in-combination cumulative effects on the local or wider environment.

7. SUMMARY AND RESIDUAL EFFECTS

- 7.1 The assessment of the potential environmental impacts of the Proposed Development has concluded that it can proceed without causing unacceptable significant effects on either local or wider environments.
- 7.2 Through appropriate mitigation measures identified in the ES the effects of the Proposed Development will be minimised.
- 7.3 In many instances the assessment has identified residual beneficial effects as a result of the Proposed Development including:
- 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**).
- 7.4 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)**.

7.5 The remaining residual effects of the Proposed Development have been assessed as **Negligible**.



Crowthorne House, Nine Mile Ride, Wokingham, RG40 3GZ | 01344 753 220
wokingham@boyerplanning.co.uk | boyerplanning.co.uk

Boyer