

Date: 11 April 2025
Application: 250577



**WOKINGHAM
BOROUGH COUNCIL**

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Screening Response Letter

Application Number: 250577

Site Address: Land East and West of Hyde End Road, Shinfield

Expiry Date: 16 April 2025

Proposal: Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.

Dear Thomas

Thank you for your Screening Opinion received on for Land to the east and west of Hyde End Road. The application has been screened in accordance with Regulation 6 (2) of the Environmental Impact Assessment (EIA) Regulations 2017 (Town and Country Planning Environmental Impact Assessment Regulations 2017) and the supporting Planning Practice Guidance.

Site Description:

The site is located to the south-east of Shinfield (south of the M4) and comprises of two separate parcels of land which are divided by Hyde End Road. In total the site measures approximately 10 hectares. The site is currently used as undeveloped agricultural land.

The western parcel is bound by the Shinfield Meadows development to the north, Hyde End Road to the east, arable land, a footpath and High Copse woodland to the south and Moor Copse to the west. The eastern parcel is adjoined by semi-detached and detached houses to the north-west as well as Millworth Lane allotments & Millworth Lane Recreation Ground to the north.

Proposal Description:

The screening opinion and proposed development consists of the erection of up to 210 dwellings.

Planning History:

There does not appear to be any planning history at the site. However, see Appendix 1 for commentary on nearby projects which could have a cumulative impact with your proposal.

Screening Opinion

Before submitting an application, developers who are in doubt as to whether an Environmental Impact Assessment (EIA) is required, may request a screening opinion from the Local Planning Authority in accordance with Regulations 6 (1) and 15 (1) of the Town and Country Planning (Environmental Impact Assessment Regulations) 2017 (the '2017 Regulations'). The request seeks to determine whether or not the proposal is for a form of development that is covered by Schedule 2 of the EIA Regulations and whether or not EIA is required.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out that Environmental Impact Assessment's (EIA's) are needed for certain developments whereby the proposal is to have likely significant effects on the environment. The application seeks a Screening Opinion to be considered in accordance with Regulation 5 of the Town and Country Planning (Environmental Regulations 2017). The key issues for consideration are:

- whether the proposed development would comprise a Schedule 1 or Schedule 2 development for the purposes of the Regulations; and if so,
- whether the development is EIA development requiring any future planning application to be accompanied by a full Environmental Statement being mindful of factors such as the nature of the development, size and location and the requirements of Schedule 3 of the Regulations.

In undertaking the assessment, the applicant is obliged to provide enough information about the proposed development for the Council to make an adequate assessment, such as providing a description of the development and a plan of the site location. Such information has been received for this submission against these requirements.

Schedule 1 Development

It is considered that the proposed development does not fall within any of the categories of development listed in Schedule 1 of the Regulations, which comprise potentially the most significantly harmful forms of development in terms of environmental risk. As such an assessment of the proposal is required to determine whether it falls within the remit of Schedule 2 of the Regulations.

Schedule 2 Development

Schedule 2 development is deemed to be those forms of development listed within Schedule 2 of the Regulations which:

- i) has any part of the development located wholly or partly in a 'sensitive area' as defined in Regulation 2(1) or
- ii) meets one of the relevant criteria or exceeds one of the relevant thresholds listed in Schedule 2.

In having regard to criteria i) above, the site is not located 'wholly or partly' within any Site of Special Scientific Interest (SSSI). The site is also not within a National Park, Area of

Outstanding Natural Beauty or World Heritage Site as defined as 'sensitive' areas within Regulation 2(1).

In addressing criteria ii), the Local Planning Authority are of the view that subcategory 10(b) (Urban Development Projects) is applicable to this proposal. The exclusion thresholds for this subcategory are:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares

The proposed development exceeds two of these thresholds, namely (ii) and (iii). Therefore the proposal qualifies as Schedule 2 development for the purposes of the 2017 Regulations, comprising an 'Infrastructure Project' falling within subcategory 10(b) for 'Urban Development Projects'. The proposal must therefore be assessed in accordance with criteria set out within Schedule 3 of the Regulations and the PPG.

When screening Schedule 2 projects, Schedule 3 selection criteria should be taken into account to determine as to whether significant effects on the environment are likely, and in turn whether an Environmental Impact Assessment would be required.

To help establish whether there would be significant effects on the environment, paragraph 058 Reference ID: 4-058-20150326 of the PPG outlines indicative criteria and thresholds as well as key issues to consider. For development projects within subcategory 10(b), this includes:

Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:

(i) area of the scheme is more than 5 hectares; or

(ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or

(iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

The key issues to consider are: Physical scale of such developments, potential increase in traffic, emissions and noise.

The site has not been previously developed as it is agricultural land. Therefore, the above 3 criteria for sites that have not been intensively development are applicable. In relation to criteria (i), the proposal would encompass an area of more than 5ha; the site equates to approximately 10ha. In relation to (ii), this is not applicable. In relation to (iii) the proposal in isolation would see less than 1000 dwellings, however these would be on a non-urbanised area as the land is in an agricultural use.

However, the NPPG (018 Reference ID: 4-018-20170728) states that it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits.

As discussed earlier, the site is not located within a 'sensitive area' as defined in Regulation 2(1) although an 'environmentally sensitive location' is not limited to those areas defined in Regulation 2(1). To help assess whether the proposal would result in significant effects on the environment, owing to exceeding some of the thresholds for category 10(b), a screening exercise was conducted and this can be found in Appendix 2.

Based on this exercise, the development would not have such significant environmental effects or is an environmentally sensitive location to warrant the submission of an Environmental Impact Assessment.

Accordingly, in exercise of the powers conferred by Regulation 6 (6) (b) of the EIA Regulations 2017, the Council hereby considers that the proposed development described in your request and the documents submitted with it is not 'EIA development', within the meaning of the EIA Regulations 2017, and hence a negative screening opinion is hereby adopted. This is subject to Secretary of State's power to make directions.

Comments from the Council's internal departments and external consultees have helped formed the matrix in Appendix 2. Some representations from neighbours have also been made. These comments are available on the Council's website and you are encouraged to read these in full.

I trust this information is of assistance to you.

Yours sincerely,

Connie Davis
Principal Planning Officer

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Appendix 1 – Nearby projects/ cumulative impact

You have noted the following nearby schemes:

Table 3.1: Cumulative Schemes

Scheme	Details	Status	Distance to Site
Land West Of Hollow Lane, South Of Church Lane Hyde End Road Shinfield Reading RG2 9EP (ref: 141016, variation of ref: 101507)	101507: Outline application for a residential development of up to 1,200 dwellings, a further 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a food store (2,500 sq. m), and other retail and office uses, a community building, proposed extension of existing primary schools, erection of a new primary school, public open space, sports pavilion, suitable alternative natural greenspace (SANG) and access and landscaping. 141016: Application to carry out the development as described and permitted under planning permission reference 101507; for residential development of up to 1,200 dwellings, 150 units of specialist housing (including sheltered housing) for elderly persons, a local centre to include a foodstore (2,500 sq. m) and other retail and leisure uses, a community building; the proposed extension of existing primary schools, the erection of a new primary school, public open space, sports pavilion and suitable alternative natural greenspace (SANG) and access and landscaping, at Land West of Shinfield, West of Hyde Road and Hollow Lane and South of Church Lane, Shinfield, without complying with Condition 48 to that permission.	101507: Approved 03 June 2011. 141016: Approved 23 October 2014. In Construction, Near Completion.	Adjacent to the north.
Land South of Bridge Farm Reading Road Arborfield Wokingham RG2 9HT	Outline application for the erection of up to 11No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with	Approved 02 February 2024. Construction has not yet started.	1.5 km to the east.

Scheme	Details	Status	Distance to Site
	highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only.		
Land North Of Sheepbridge Court Farm Basingstoke Road Swallowfield RG7 1PT (ref: 232653)	Proposed 25 ha Solar Farm and associated infrastructure for a temporary period of 40 years.	Determination date 28 th February 2025. Construction has not yet started.	1.2 km to the south-west.
Land west of Kingfisher Grove Three Mile Cross (ref: 201002)	Outline application for the proposed erection of 49 dwelling, including 22 units of affordable housing, with new publicly accessible open space and access. (Access to be considered).	Approved at Appeal 28 July 2022. In construction	2 km to the west.

LPA comments on the above:

It should be noted that application at Land North Of Sheepbridge Court (ref. **232653**) was approved on 27th March 2025.

Furthermore, application at Land west of Kingfisher Grove (ref. 201002) was granted outlined permission at appeal on 31/01/23. However, construction has not started as

Reserved Matters has not been granted. There is a live Reserved Matters application pending consideration (ref. **242665**) which is for:

Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

The table above omits reference to application **250517 at Land off Basingstoke Road** for:

Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

The above application site is located approx. 1.1km to the south-west of the site, adjacent to the proposal for the 25 ha solar farm you have identified and is currently under consideration by Officers.

Appendix 2 - EIA Screening Matrix

LPA Reference no.	250577	Site and Proposed Development	Land East and West of Hyde End Road, Shinfield Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.
1. EIA Details			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		N/A	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		10 (b) – Urban Development Project	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		N/A	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		(ii) the development includes more than 150 dwellings; (iii) the overall area of the development exceeds 5 hectares	
2. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/A	
If yes, is the SO/SD positive?		N/A	

3. Environmental Statement

Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?

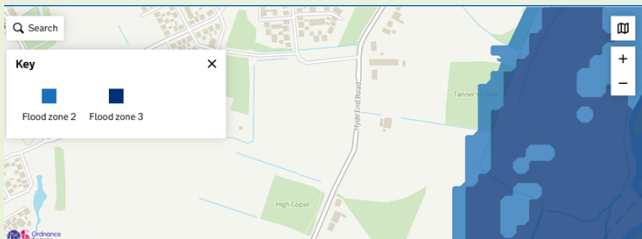
N/A

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact?
4. Natural resources		
4.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes There would be changes to the site during the construction phase as soil would be excavated for foundations, drainage and access. However these are operations that are common practice for such developments. As the development would be permanent, the only decommissioning would be of construction apparatus.	No
4.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes Land, water, materials and energy will be used during and post-construction.	No The construction phase can be controlled by the Construction Environmental Management Plan (CEMP). All buildings would be expected to adhere to building regulations and would need to meet the sustainability objectives of the current and emerging development plan. These could be secured by condition and / or factored into the detailed design.
4.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes According to the Natural England and Council mapping systems, the site is, in part Grade 3a and part Grade 3b agricultural land. Grade 3 agricultural land is classified as good to moderate quality agricultural land. The site is part located in an area for search for sand and gravel and within a Mineral Safeguarding Area.	No High quality/ scarce resources would be permanently lost and sterilised. An agricultural and minerals report would be required as part of any future planning application as these resources would be permanently lost.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
5. Waste		
5.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes The construction and post occupation of the buildings would generate waste but this is not anticipated to be significant and would be comparable to an urban development project.	No A site waste management plan and CEMP will reduce waste levels and could be secured via planning conditions. Full consultation would be undertaken with the Council's Cleaner & Greener team regarding waste provision for the proposed dwellings and waste management details could be provided under a planning application.
6. POLLUTION AND NUISANCES		
6.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes The construction phase and post occupational phase will generate vehicle movements that emit gases. Dust will be generated by the construction phase in particular. The residential end use should not generate a need for a significant amount of storage of onsite hazardous materials other than those normally stored within residential dwellings.	No An CEMP will control dust and HGV movements together with best practice for the operation of machinery. Post occupation, travel planning measures will be expected to reduce vehicle trips.
6.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes The construction phase will produce noise associated with domestic life. During operational phases, the development will result in additional noise and light pollution.	No In the construction phase, this could be managed via a Construction Environmental Management Plan (CEMP) and Construction Method Statement (CMS). During the operational phases, noise can be assessed through the submission of noise assessments that will be reviewed by the Council's Environmental Health team. Impacts from light could have the potential to be mitigated through conditions (ie. street lighting). Lighting contained within individual residential dwellings is likely to not be significant or dissimilar to other residential developments.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
6.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	It is not recorded that the site is within an area of potentially contaminated land.	No	Pollution mitigation measures will need to be outlined in a CEMP.
6.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Not aware of any at the time of writing		N/A	
7. Population and human health				
7.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Yes	The site is located within the Outer Zone of Atomic Weapon Establishment (AWE) Burghfield (AWE B). As per policy TB04 of the MDD, applicants will need to provide information where the proposal exceeds the scale of development for the consultation zone. This proposal will exceed the threshold outlined for the Outer Zone which is "All residential or non-residential applications where 500 or more additional people may live, work, shop and/or visit". This equates to residential proposals of	No	Information will be required (such as floor plans, population increase) as part of any future planning application to assess the proposal in respect of the Outer Zone. The WBC Emergency Planning Officer has not commented to specify that this information is required in the form of an EIA. In EIA terms, the overall resultant population increase would not be such that this would constitute EIA development. However, a full assessment of the proposal's impact on the Council's ability to implement the Off-Site Emergency Plan will be required as part of any future planning application. This assessment will

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		200 dwellings or more, as confirmed by the Office for Nuclear Regulation. The construction process would increase the population within the Outer Zone as would post occupation for the development which could have an impact on the 'blue light' response in the unlikely event that there was an incident at Burghfield. AWE operates at as low as reasonably practicable (ALARP), so the risk of a radiation emergency is very low. However, the consequences of a radiation emergency are significant.		be carried out by the Council's Emergency Planning Officer in consultation with West Berkshire Council and the Office for Nuclear Regulation (ONR).
7.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	Yes	See 7.1	No	See 7.1 A CEMP would also be required to ensure that the proposal does not result in substantial environmental health impacts that could adversely affect human health.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
8. Water resources		
8.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes The site is primarily located within Flood zone 1 which has a low probability of surface water flooding. There is a small portion of the eastern most part of the eastern parcel that falls within Flood zone 2. 	No Likely to be able to be managed through the submission of a flood risk assessment accompanying any forthcoming planning application. A form of sequential test should also be provided in light of a portion of the site being located within flood zone 2. The WBC Drainage would anticipate seeing a Flood Risk Assessment (FRA) that demonstrates how all forms of flood risk will be managed, to ensure that the development does not increase flood risk on or off site. <i>The FRA should address issues such as:</i> 1. Calculations indicating the Greenfield runoff rate from the site. 2. BRE 365 test results demonstrating whether infiltration is achievable or not. 3. Use of SuDS following the SuDS hierarchy, preferably infiltration. 4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better. 5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable. 6. Separate drainage systems for any proposed adopted highways and residential dwellings. 7. A demonstration of how surface water runoff is going to be catered for, given that parts of the

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
			<i>development site already suffer from surface water flooding.</i> <i>8. A description of how the proposed development will deal with surface water overland flows.</i> <i>9. Groundwater monitoring confirming seasonal high groundwater levels in the area.</i> <i>10.A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.</i> <i>11.Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.</i> Owing to the site area, the Environmental Agency would be consulted on any future planning application.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
9. Biodiversity (Species and Habitats)		
9.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes Surrounding the site are priority habitats (ancient woodlands); High Copse and Tanner's Copse. These contain a number of veteran trees. The site is located within the 5km zone of the Thames Basin Heaths Special Protection Area.	No An Ecological Assessment will be needed to assess and set out the mitigation measures that will be implemented into the Proposed Development to protect these priority habitats/ woodlands. The site is within the standard linear mitigation zone for the Thames Basin Heaths Special Protection Area (TBH SPA) that means that likely significant effects, alone or in combination, are expected from a net residential increase unless otherwise mitigated. However, the process to consider such likely significant effects and the validity of any mitigation proposals is by Habitats Regulation Assessment (HRA) and not EIA.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
9.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	The site is within a green and amber zone for Great Crested Newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. There is some indication of bat roosting within the site. The possibility of badger setts should be investigated. Priority habitats adjoining the site (ancient woodlands) – High Copse and Tanner’s Copse.	No Wildlife is protected under the Wildlife and Countryside Act 1981 and no works will be undertaken prior to the submission of an updated ecology report. Surveys will be undertaken prior and during construction and mitigation for habitats can be provided within the built form or within suitable areas of the grounds. An Ecological appraisal will need to accompany the application which will be reviewed by the Council’s Ecologist.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
10. Landscape and visual		
10.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes - Countryside - River Loddon Valued Landscape comes very close to parts of the northern and southern boundary (See Valued Landscapes Assessment dated September 2024) - Landscape character areas A2 (Loddon River Valley) and J3 (Spencers Wood Settled and Farmed Clay).	No The proposal will need to be supported by a Landscape Visual Impact Assessment (LVIA), especially in light of the site's proximity to the River Loddon Valued Landscape and its location within the A2 and J3 character areas. Mitigation measures set out in the LVIA will need to address the requirements of the NPPF which indicates that these landscapes will need to be protected and enhanced.
10.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes The proposal would be visible from nearby roads, playing fields and allotments. The development will see an intense urban development on a presently open field/ grazing land which will be visible from a number of receptors.	No It is expected that the design of the development and building heights will be informed by a Landscape and Visual Impact Assessment to assess the impact of the proposed built form on sensitive receptors.

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
11. Cultural Heritage/ Archaeology		
11.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes There are no heritage assets on the site. Those closest to the site (to the north) are - The School, Hyde End Road (Grade II Listed) - Shinfield Green Area of Special Character - Archaeological site	No From a heritage stance, it is considered that given the separation distance of the site to the nearest designated heritage and the presence of intervening buildings, that the setting of the designated heritage assets are not likely to be affected by the proposals for the site. However, a heritage (including archaeology) assessment should be provided to support any future planning application. Berkshire Archaeology have recommended this includes a full assessment of potential archaeological impacts and suggested mitigation measures. This is due to the site's wider area setting, in a landscape with widespread evidence of prehistoric activity.
12. Transport and Access		
12.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes The proposed development would put extra vehicle trips on the existing highway network.	No Likely to be able to be managed. The impacts of any construction traffic will be managed through the Construction Environmental Management Plan (CeMP) which would be secured if permission is granted. This is a short-term impact only during the construction period. Due to the proposed size of the development a full Transport Assessment would need to be submitted in support of any planning application.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
			The use of the Borough's strategic highway model as already been undertaken to assess the impacts of this development and output would need to be included in the transport assessment. There would be a need to look at sustainable access to the site and whether or not there would be any prevention of sustainable access being provided. This would be covered in the transport assessment.
12.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	There is localised congestion in the area around key minor and major junctions.	No Transport statement required at application stage. A Construction Method Statement (CMS) and Construction Environmental Management Plan (CeMP) would also be required to manage construction vehicles should a future application be approved.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
13. Land use		
13.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes Surrounding the site is residential with some community uses.	No Pressure (and mitigation, if required) on community facilities such as education and the NHS, would be assessed as part of any future planning application. The proposal's relationship with neighbouring properties will need to be assessed but could be done so under any planning application.
13.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes See nearby developments in Appendix 1.	No As discussed in 13.1. Financial contributions towards local facilities may be required in light of cumulative pressure as a result of this and other nearby development. Consideration of the impact of this proposal and those Any future planning application should also detail how the scheme would be compatible with other outstanding projects in the vicinity and technical data, such as that for highways, will need to take into account permitted applications that have not been implemented.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
14. Land stability and climate		
14.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	None known at the time of writing	No
15. Cumulative effects		
15.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes See Appendix 1 for other nearby projects and their status.	No Consideration of construction traffic/ noise would be required resulting from this development and those in appendix 1 would need to be considered, if possible. Pressure on local services will also increase as a result of this proposal in combination with those others identified and financial contributions/ mitigation may be required.
16. Transboundary effects		
16.1 Is the project likely to lead to transboundary effects? ²	No	No

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

Appendix 3 – Comments from Parish Council

PLANNING REF : 250577
PROPERTY ADDRESS : School Green Centre
: Shinfield, Rg2 9eh, School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 27/03/2025

COMMENTS:

Shinfield Parish Council has no comment.

Submitted by Deputy Clerk to Shinfield Parish Council