Appendix 18.1 – Summary of Effects

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Air Quality					
Construction Phase					
Human Health and Property	High	Increase in suspended particulate matter and deposited dust generated by construction activities.	Mitigation measures related to communications, site management, monitoring, preparing and maintaining the site, operating vehicles/ machinery, construction operation, waste management, earthworks, construction and trackout.	Negligible	Not Significant
Ecological Receptors	Low				
Operation Phase					
Human Receptors	High	Increase in pollutant concentrations generated by vehicles	No mitigation proposed	Negligible	Not Significant
Archaeology					
Construction Phase					
AR1	Low	Physical loss of receptor through groundworks related to development	Programme of archaeological investigation, recording and publication	Negligible	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
AR2	Low	Physical loss of receptor through groundworks related to development	Programme of archaeological investigation, recording and publication	Negligible	Not significant
AR3	Low	Physical loss of receptor through groundworks related to development	Programme of archaeological investigation, recording and publication	Negligible	Not significant
AR4	Low	Physical loss of receptor through groundworks related to development	Programme of archaeological investigation, recording and publication	Negligible	Not significant
AR5	Negligible	Physical loss of receptor through groundworks related to development	None	Negligible	Not significant
AR6	Low	Partial physical loss of receptor through tree planting	Programme of archaeological investigation, recording and publication	Negligible	Not significant
AR7	Low	Partial physical loss of receptor through tree planting	Programme of archaeological investigation, recording and publication	Negligible	Not significant
AR8	Low	Physical loss of receptor through groundworks related to development	Programme of archaeological investigation, recording and publication	Negligible	Not significant
Operation Phase					
AR1	Low	None	None	None	Not significant
AR2	Low	None	None	None	Not significant
AR3	Low	None	None	None	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
AR4	Low	None	None	None	Not significant
AR5	Negligible	None	None	None	Not significant
AR6	Low	None	None	None	Not significant
AR7	Low	None	None	None	Not significant
AR8	Low	None	None	None	Not significant
Built Heritage					
Construction Phase					
LB1	High	Change to setting	None beyond embedded	Negligible	Not significant
LB2	High	Change to setting	None beyond embedded	Minor	Not significant
LB3	High	Change to setting	None beyond embedded	Negligible	Not significant
LB4	High	Change to setting	None beyond embedded	Negligible	Not significant
LB5	High	Change to setting	None beyond embedded	Negligible	Not significant
RPG1	High	Change to setting	None beyond embedded	Negligible	Not significant
BH1	Low	Change to setting	None beyond embedded	Negligible	Not significant
BH2	Low	Change to setting	None beyond embedded	Negligible	Not significant
Operation Phase					
LB1	High	Change to setting	None beyond embedded	Negligible	Not significant
LB2	High	Change to setting	None beyond embedded	Minor	Not significant
LB3	High	Change to setting	None beyond embedded	Negligible	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
LB4	High	Change to setting	None beyond embedded	Negligible	Not significant
LB5	High	Change to setting	None beyond embedded	Negligible	Not significant
RPG1	High	Change to setting	None beyond embedded	Negligible	Not significant
BH1	Low	Change to setting	None beyond embedded	Negligible	Not significant
BH2	Low	Change to setting	None beyond embedded	Negligible	Not significant
Climate Change and Greenhouse Gases					
Construction Phase					
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from construction material use ('embodied carbon') and delivery, and direct emissions from on-site construction activity and land-use change with **minor adverse (not significant)** effect	Undertake carbon management using RICS guidance 'Whole Life Carbon Assessment (WLCA) 2nd Edition. Allowing for reduction target setting, lifecycle analysis to inform detailed design, and monitoring of as-built outcomes.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Construction programme and workforce	Up to high	Risks to the construction workforce health and safety, and to the constriction programme, with some **moderate (significant) risks**	Good-practice measures for workforce health and safety, drawn from HSE guidance, to be incorporated in the CEMP	Could be reduced to **low**	Could be reduced to **not significant**
Operation Phase					

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from energy consumption with **moderate adverse (significant)** effect	Implementation of highly efficient building fabric, use of heat pumps and on-site solar PV will provide embedded mitigation as set out in the Energy and Sustainability Statement.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Atmospheric concentration of GHGs (global climate)	High	Indirect GHG emissions from traffic generation with **moderate adverse (significant)** effect	Provision of high capacity EV charging for all parking spaces (which may be above the current Part S minimum requirement) as future-proofing to enable higher EV uptake. Travel Plan with measures to encourage modal shift.	Could be reduced to **minor adverse**	Could be reduced to **not significant**
Development buildings and users (climate risks)	Up to high	Risks to the physical integrity of buildings and to health and wellbeing of residents with some **moderate (significant) risks**	Flood risk and drainage management (see FRA); consideration of orientation, glazing, shading and ventilation in design; water demand reduction (see as set out in the Energy and Sustainability Statement); geotechnical investigation, civil and architectural design in line with Building Regulations	Could be reduced to **low**	Could be reduced to **not significant**
Ecology					
Construction Phase					

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Thames Basin Heaths SPA	International	Due to the distance from the Proposed development, no impacts are expected during the construction phase	N/A	N/A	Not Significant
Sites of Special Scientific Interest	National	Due to the distance from the Proposed development, no impacts are expected during the construction phase	N/A	N/A	Not Significant
Hazleton Copse LWS	Local	Dust Generation	Measures to avoid impacts will be outlined in the CEMP	Mitigation expected to avoid impacts	Not Significant
Remaining Local Wildlife Sites	Local	Due to the distance from the Proposed development, no impacts are expected during the construction phase	N/A	N/A	Not Significant
Deciduous woodland	Local	Loss and fragmentation of habitats	15m buffer around the woodland where no development activities will take place	Mitigation is expected to avoid impacts	Not significant
		Damage to vulnerable habitats			
		Contamination of soils/waterbodies	Spill kits to be easily accessible; Refuelling of machinery to be carried out in designated areas Measures identified in the CEMP	Mitigation is expected to avoid impacts	Not significant
Veteran Trees	Local	Loss and fragmentation of habitats;			Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Damage to vulnerable habitats;	Veteran trees retained, Root Protection Zones (RPZs) to be fenced off.	Mitigation is expected to avoid impacts	
		Contamination of soils/waterbodies	Spill kits to be easily accessible; Refuelling of machinery to be carried out in designated areas Measures identified in the CEMP	Mitigation is expected to avoid impacts	Not significant
Hedgerows	Local	Loss and fragmentation of habitats;	Cannot be mitigated Compensation will include planting of additional hedgerows and enhancement of retained hedgerows	Management plan will provide enhancements for biodiversity	Significant Positive
		Damage to vulnerable habitats;	RPZs of retained hedgerows to be fenced off;	Mitigation is expected to avoid impacts	None
		Contamination of soils/waterbodies	Spill kits to be easily accessible; Refuelling of machinery to be carried out in designated areas. Details in CEMP	Mitigation is expected to avoid impacts	Not significant
Bats	County	Noise / lighting disturbance; Bats may abandon roosts at unfavourable times making them more vulnerable to predation,	Limits on timing of works to daytime hours only, and instruction for lights to not be shone directly on bat roosts and	Mitigation is expected to avoid impacts	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Bats are less likely to use disturbed foraging habitats, which may affect survival.	habitat features to be detailed in CEMP. Dark corridors have been built into the site plans to allow bats to continue to use foraging habitat.		
		Direct harm	Felling of trees with PRF-I potential or above to be supervised by a suitably licenced ecologist; Soft-fell methods to be used on trees with PRF-! Potential or above for roosting bats A European Protected Species Licence (EPSL) will be applied for in order to carry out works to T39 which contains a confirmed bat roost. Bat boxes will be integrated into buildings or mounted on nearby retained trees	Mitigation is expected to avoid impacts	Not significant
		Loss and fragmentation of habitats;	Timing of works and direction and nature of lighting to be restricted to avoid disturbing bats. Details in CEMP. A European Protected Species Licence (EPSL) will be applied for in order to carry out works to T39 which contains a confirmed	Mitigation is expected to avoid impacts	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			bat roost. Bat boxes will be integrated into buildings or mounted on nearby retained trees		
Operation Phase					
Thames Basin Heaths SPA	International	Increased visitor numbers	Contribution to wider LGV SANG strategy and provision of Natural Greenspaces.	Mitigation is expected to avoid impacts	Not Significant
Sites of Special Scientific Interest	National	Increased visitor numbers	Contribution to wider LGV SANG strategy and provision of Natural Greenspaces.	Mitigation is expected to avoid impacts	Not Significant
Local Wildlife Sites	Local	Increased visitor numbers	Contribution to wider LGV SANG strategy and provision of Natural Greenspaces.	Mitigation is expected to avoid impacts	Not Significant
Deciduous Woodland	Local	Degradation and pollution of vulnerable habitats through urban effects (such as fly tipping, introduction of non-native species, arson);	15m Buffer Zone and implementation of habitat management plant.	Mitigation is expected to avoid impacts	Not Significant
		Implementation of habitat management plan	Loss, creation and enhancement of habitats	Management plan will provide enhancements for biodiversity	Significant positive
Veteran Trees	Local	Degradation and pollution of vulnerable habitats through urban effects (such as fly tipping, introduction of non-native species, arson)	Buffer Zone and implementation of habitat management plant.	Mitigation is expected to avoid impacts	Not Significant
		Implementation of habitat management plan	Loss, creation and enhancement of habitats	Management plan will provide	Significant positive

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
				enhancements for biodiversity	
Hedgerows	Local	Degradation and pollution of vulnerable habitats through urban effects (such as fly tipping, introduction of non-native species, arson)	Buffer Zone and implementation of habitat management plant.	Mitigation is expected to avoid impacts	Not Significant
		Implementation of habitat creation and management plans.	Retained hedgerows will be managed to enhance them for biodiversity. Additional hedgerows will be planted across the Site	Retained hedgerows will be managed to provide enhancements for biodiversity. Connectivity will increase across the Site.	Significant, Positive
Bats	County	Degradation and pollution of vulnerable habitats through urban effects (such as fly tipping, introduction of non-native species, arson).	Buffer Zone and implementation of habitat management plan.	Mitigation is expected to avoid impacts	Not Significant
		Noise / lighting disturbance	Dark corridors have been built into the Site plans to allow bats to continue to utilise foraging habitats; Provision of additional bat boxes	Mitigation is expected to avoid impacts	Not Significant
		Implementation of habitat creation and management plans.	Retained and created habitats will be managed to enhance their quality	Increased abundance of invertebrate prey, greater connectivity	Significant, positive

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
				through the landscape	
		Provision of additional habitat features for select species i.e. wildlife boxes etc	Boxes will be strategically placed where they are most likely to be found and used by bats.	More roosting opportunities will be available to bats than the current baseline.	Significant, positive
Human Health					
Construction Phase					
Active travel					
Formation of Access Junction to Mole Road	Medium	Driver delay Moderate Adverse	CEMP	Moderate Adverse	Not Significant
Formation of Crossing of Mole Road	Medium	Non-motorised user amenity - Minor Adverse	CEMP	Minor Adverse	Not Significant
Adjacent Road Network	Various	Driver delay - Minor Adverse	CEMP	Minor Adverse	Not Significant
Adjacent Road Network	Various	Non-motorised user amenity - Minor Adverse	CEMP	Minor Adverse	Not Significant
Healthy Environment (Air Quality)	High	Increase in suspended particulate matter and deposited dust generated by construction activities.	Mitigation measures related to communications, site management, monitoring, preparing and maintaining the site, operating vehicles/ machinery, construction operation, waste management, earthworks, construction and trackout.	Negligible	Not Significant
Healthy Environment (Noise)	Medium	Noise from construction traffic	CEMP	Negligible – Minor Adverse	Not Significant
Vibrant Neighbourhoods (Employment)	Low	Positive	None Required	Minor Beneficial	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
Housing	Low	Positive	None required	Moderate beneficial	Significant
Healthy Housing	Low	Positive	None required	Minor beneficial	Not Significant
Active travel (Transport and Access)	Low	Transport impacts on Human Health during the operational phase of the development	None required	Negligible	Not Significant
Healthy Environment (Air Quality and Noise)	Low	Impacts of operational traffic	None required	Negligible	Not Significant
Healthy Environment (Noise)	Medium	Noise from operational traffic	None required	Negligible Adverse	Not Significant
Vibrant Neighbourhoods (Primary healthcare)	Low	-	None required	Neutral	Not Significant
Hydrology (including Flood Risk & Drainage)					
Construction Phase					
Construction workers	Medium	The potential for construction areas such as compounds and temporary works and facilities to be located within an area of potential flood risk.	CEMP and flood management plan	Minor to moderate	Not significant
Surface water features	Low	The potential for direct and indirect contamination of watercourses due to the use and storage of machinery and equipment on site.	CEMP and flood management plan	Negligible to low	Not significant
Downstream catchment	Low	Construction works to undeveloped areas have the potential to increase surface	CEMP	Negligible to minor	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		water runoff rates, volumes and runoff regimes.			
All surface water features	Low to Very High	Changes to water body hydromorphology leading to changes in river processes and habitats upstream and downstream	The proposed development has sought to reduce hydromorphological impacts as far as reasonably practicable by minimising in-channel works. However, works are proposed within the drainage channels which have the potential to impact the existing situation. To mitigate these, sediment and turbidity controls will be implemented to prevent WFD deterioration.	Works within and around the channel will result in mobilisation and deposition of sediments, controls will reduce impact to temporary, minor negative impact.	Not significant
Entire Water Environment	Low to Very High	Pollution risk and altered drainage patterns from general construction activities	Installation of suitable facilities to remove material (e.g., mud and dust) from wheels; use of sediment fences along the existing watercourses/waterbodies when working nearby to reduce sediment load; covers for lorries transporting materials to/from site to prevent releases of dust/sediment to watercourses/drains.	No anticipated residual effect.	Not Significant
Thames Water portable water supply	Low to Medium	Possible increased demands on water supplies and increased usage on the foul water infrastructure.	Implementation of the foul water drainage strategy and promotion of water use efficiency measures.	Low	Not significant
Operation Phase					
Residential development	Medium	Some parts of the site are prone to fluvial flooding.	A sequential approach has been applied across the site.	Negligible	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Mitigation measures set out in the Flood Risk Assessment and Drainage Strategy.		
All surface water features	Low to Very High	Changes to drainage system, resulting in change to drainage patterns within the water body catchments and change in runoff water quality.	The design of the proposed development will adhere to best practice method statements, including measures to appropriately manage surface water and sediment runoff prior to discharge to the watercourse. The drainage strategy will ensure the incorporation of suitable drainage systems (including attenuation basins) to intercept, attenuate and discharge runoff from the highway and other proposed infrastructure in a manner that will not significant adversely impact upon water quality of receiving watercourse.	No anticipated residual impacts.	Not significant
Landscape and Visual Impact					
Construction Phase					
Landscape Designations					
Draft River Loddon Valued Landscape	Draft River Loddon Valued Landscape	Draft River Loddon Valued Landscape	Draft River Loddon Valued Landscape	Draft River Loddon Valued Landscape	Draft River Loddon Valued Landscape

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Draft Barkham and Bearwood Valued Landscape	Draft Barkham and Bearwood Valued Landscape	Draft Barkham and Bearwood Valued Landscape	Draft Barkham and Bearwood Valued Landscape	Draft Barkham and Bearwood Valued Landscape	Draft Barkham and Bearwood Valued Landscape
Landscape Character Areas					
J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road
L1 Bearwood Wooded Sand and Gravel Hills	L1 Bearwood Wooded Sand and Gravel Hills	L1 Bearwood Wooded Sand and Gravel Hills	L1 Bearwood Wooded Sand and Gravel Hills	L1 Bearwood Wooded Sand and Gravel Hills	L1 Bearwood Wooded Sand and Gravel Hills
Landscape Features					
Land Use: Grassland	Medium	Land to be replaced by construction site for proposed spine road and bridge.	None (at construction stage)	Minor adverse direct	Not significant
Land Use: Arable Farmland	Medium	Land to be replaced by construction site.	None (at construction stage)	Major adverse direct	Significant
River terrace landform and water features	Medium	Limited localised cut and fill to accommodate levelling of plots and road gradients.	None (at construction stage)	Negligible adverse	Not significant
Water Features	Low	Construction of new SuDS features and enhanced ditches.	None (at construction stage)	No change	Not significant
Trees – Ancient Woodland, Trees covered by TPOs, Category A Trees	High	No change	Inherent mitigation. Proposed Development avoids all protected trees.	No change	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
All other trees	Medium	Loss of 3 no. Category B oak trees. Planting of new trees within open spaces and streets.	Inherent mitigation. Proposed Development designed to retain existing trees wherever possible.	Moderate adverse direct	Significant
Hedgerows	Medium	Removal of 319 lin. m hedgerows.	Inherent mitigation. Proposed Development designed to retain existing hedgerows wherever possible.	Moderate adverse direct	Significant
Access - PRoWs	Medium	N/A No public access to Site.	N/A	N/A	N/A
Visual Effects					
Users of ARB03 to the west of Carter's Hill	Medium	Glimpsed distant views of cranes and upper storeys of buildings.	Inherent mitigation: Open space retained around the northern boundaries of the Site.	Minor adverse	Not significant
Users of ARB03 to the north-east of Monk's Cottage	Medium	Clear views of construction site from stretches of footpath.	Inherent mitigation: Open space retained around the northern boundaries of the Site.	Major adverse	Significant
Residents of Monk's Cottage*	Medium	Clear views of construction site from upper storeys of house	Inherent mitigation: Open space retained around the boundaries of the Site.	Moderate adverse	Significant
Users of short stretches of ARBO4 byway to the south of Carter's Hill (joining Carter's Hill with Mole Road)	Medium	Potential glimpses of cranes and upper storeys of houses behind trees in distance.	Inherent mitigation: Open space retained around the northern and eastern boundaries of the Site.	Negligible adverse	Not significant
Stretches of Mole Road to the north-east and east of the Site.	Low	Glimpsed views of construction within the eastern part of the Site in an otherwise rural setting.	Inherent mitigation: Open space retained around the eastern boundary of the Site.	Moderate adverse	Significant
Residents of Mole Bridge Farmhouse (Mole Road)*	Medium	Glimpsed views of construction beyond existing hedgerows in an otherwise rural setting.	Inherent mitigation: Open space retained around the eastern boundary of the Site.	Major adverse	Significant
Residents of Hunters Point (Ellis's Hill)*	Medium	Likely views of construction within and adjacent to Mole	Inherent mitigation: Open space retained around the	Moderate adverse	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Road corridor as well as oblique views of wider construction site.	south-eastern boundary of the Site.		
Users of Ellis's Hill/ ARBO8 byway to east of Ellis's Hill Farm	Medium	Distant glimpsed views of construction within the southern part of the site.	Inherent mitigation: Open space retained around the south-eastern boundary of the Site.	Minor adverse	Not significant
Users of ARBO9 at junction with ARBO10	High	Distant glimpsed views of construction within the southern part of the site.	Inherent mitigation: Open space retained around the south-eastern boundary of the Site.	Moderate adverse	Significant
Users of ARBO9 close to the sewage works	High	Distant glimpsed views of construction within the southern part of the site.	Inherent mitigation: Open space retained around the south-eastern boundary of the Site.	Moderate adverse	Significant
From A3030 Mole Road to the south of the Site	Low	Views generally concealed by roadside vegetation but clear views north of the junction with Church Lane	Inherent mitigation: Open space retained around the south-eastern boundary of the Site.	Negligible adverse - Moderate adverse	Significant
Residents of Reading Room Cottage, Church Lane*	Medium	Private views, partially screened by foreground garden boundaries.	Inherent mitigation: Open space retained around the southern boundary of the Site.	Major adverse	Significant
Residents of The Pheasantries, Church Lane*	Medium	Private views, partially screened by foreground garden boundaries.	Inherent mitigation: Open space retained around the southern boundary of the Site.	Minor adverse	Not significant
Residents of Oakland House, Church Lane*	Medium	Private views from upper storey windows.	Inherent mitigation: Open space retained around the southern boundary of the Site.	Major adverse	Significant
Users of Church Lane to the south of the site	Medium	Clear views into construction site from adjacent lane. Degree of screening provided by clipped hedge.	Inherent mitigation: Open space retained around the southern boundary of the Site.	Major adverse	Significant
Users of byway ARBO3 (looking to the north-east)	Medium	Clear views into construction site from adjacent byway.	Inherent mitigation: Open space retained around the	Major adverse	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Degree of screening provided by clipped hedge.	western and northern boundaries of the Site.		
Users of ARBO2 footpath between Hall Farm and the CEDAR facility	Medium	Much of the Site is over the brow of a hill and also benefits from screening by existing mature trees and woodland to the north and east of the Site. Potential views of cranes and upper storeys of new buildings.	Inherent mitigation: Open space retained around the northern boundary of the Site.	Minor adverse	Not significant
Operation Phase					
Landscape Designations					
Draft River Loddon Valued Landscape	Medium	Indirect only: Glimpsed views of housing from small part of the draft Valued Landscape within and adjacent to the Site	Inherent mitigation: Proposed Development designed to minimise loss of vegetation and integrate development with the landscape. Additional mitigation: Tree around site boundaries to screen views of new development.	Minor indirect adverse	Not significant
Draft Barkham and Bearwood Valued Landscape	Low	Indirect only: Glimpsed views of housing from small part of the draft Valued landscape to the south-east of the Site.	Inherent mitigation: designed to minimise view of development from this area. Additional mitigation: Tree planting around site boundaries to screen views of new development.	Minor indirect adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Landscape Character Areas					
J2 Arborfield and Barkham Settled and Farmed Clay: Mole Road	Medium	New housing, roads and open space within the Site.	Inherent mitigation: Proposed Development designed to minimise the loss of vegetation and integrate development with the landscape. Additional mitigation: Tree planting around site boundaries to screen views of new development.	Moderate adverse direct (within the Site) Minor adverse indirect (adjacent to the Site)	Significant
L1 Bearwood Wooded Sand and Gravel Hills	Medium	Views of housing, roads and open space within the Site.	Inherent mitigation: designed to minimise view of development from this area Additional mitigation: Tree planting around site boundaries to screen views of new development.	Minor adverse indirect (adjacent to the Site)	Not significant
Landscape Features					
Land Use: Grassland	Medium	Land to be replaced by a construction site.	Inherent mitigation: Proposed Development incorporates extensive areas of semi-natural greenspace. Additional mitigation: Neutral grassland within open spaces.	Moderate beneficial direct	Significant
Land Use: Arable Farmland	Medium	Land to be replaced by construction site.	None	Moderate adverse direct	Significant
River terrace landform and water features	Medium	Limited localised cut and fill to accommodate levelling of plots and road gradients.	Inherent mitigation: development and routes located to respect landform.	Negligible adverse direct	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Water Features	Low	New SuDS features and enhanced ditches.	Additional mitigation: SuDS designed with naturalistic design to provide scope for wildlife opportunities and scenic value.	Minor beneficial direct	Not significant
Trees – Ancient Woodland, Trees covered by TPOs, Category A Trees	High	No change	Inherent mitigation: Proposed Development avoids all protected and Category A trees.	No change	Not significant
All other trees	Medium	Loss of 3 no. Category B oak trees. Planting of new trees within open spaces, orchards and streets.	Inherent mitigation: Proposed Development is designed to retain existing trees wherever possible. Additional mitigation: numerous trees to be planted within open spaces, orchards and streets.	Moderate beneficial direct	Significant
Hedgerows	Medium	Removal of 319 lin. m hedgerows. Planting of new scrub and hedgerows within open spaces	Inherent mitigation: Proposed Development designed to retain existing hedgerows wherever possible. Additional mitigation: New hedgerow to compensate for loss of hedgerows, especially along Mole Road. Additional scrub and shrub planting can be planted throughout open spaces.	Minor beneficial direct	Not significant
Visual Effects					
Users of ARB03 to the west of Carter's Hill	Medium	New housing is generally screened by new and existing trees. Potential for glimpses of rooftops or upper storeys.	Inherent mitigation: Open space retained around the northern boundary of the Site.	Negligible adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Additional mitigation: Tree planting within open spaces around the site boundary.		
Users of ARB03 to the north-east of Monk's Cottage	Medium	Clear views of proposed housing set behind new tree planting. Seen from stretches of footpath where there is no foreground hedgerow.	Inherent mitigation: Open space retained around the northern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse	Significant
Residents of Monk's Cottage*	Medium	Filtered views of housing from upper storeys of house set behind proposed open space.	Inherent mitigation: Open space retained around the northern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or Neutral	Significant
Users of short stretches of ARBO4 byway to the south of Carter's Hill (joining Carter's Hill with Mole Road)	Medium	Potential glimpses of housing screened by existing and proposed tree planting.	Inherent mitigation: Open space retained around the northern and eastern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	No change	Not significant
Stretches of Mole Road to the north-east and east of the Site.	Low	Glimpsed views of housing within the eastern part of the Site in an otherwise rural setting.	Inherent mitigation: Open space retained around the northern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Minor adverse	Not significant
Residents of Mole Bridge Farmhouse (Mole Road)*	Medium	Glimpsed views of housing beyond existing hedgerows in an otherwise rural setting.	Inherent mitigation: Open space retained around the eastern boundary of the Site.	Moderate adverse or neutral	Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Additional mitigation: Tree planting within open spaces around the site boundary.		
Residents of Hunters Point (Ellis's Hill)*	Medium	Likely views of housing within and adjacent to Mole Road corridor as well as oblique views of wider construction site.	Inherent mitigation: Open space retained around the northern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or neutral	Significant
Users of Ellis's Hill/ ARBO8 byway to east of Ellis's Hill Farm	Medium	Distant glimpsed views of housing within the southern part of the site.	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Negligible adverse	Not significant
Users of ARBO9 at junction with ARBO10	High	Distant glimpsed views of housing within the southern part of the site.	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Negligible adverse	Not Significant
Users of ARBO9 close to the sewage works	High	Distant glimpsed views of housing within the southern part of the site.	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Negligible adverse	Not Significant
From A3030 Mole Road to the south of the Site	Low	Views generally concealed by roadside vegetation but filtered views of new housing and highway changes to the	Inherent mitigation: Open space retained around the southern boundary of the Site.	No change – Minor adverse	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		north of the junction with Church Lane	Additional mitigation: Tree planting within open spaces around the site boundary.		
Residents of Reading Room Cottage, Church Lane*	Medium	Private views, partially screened by foreground garden boundaries.	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or neutral	Significant
Residents of The Pheasantries, Church Lane*	Medium	Private views, partially screened by foreground garden boundaries.	Inherent mitigation: Open space retained around southern boundary of the Site.	Minor adverse	Not significant
Residents of Oakland House, Church Lane*	Medium	Private views from upper storey windows.	Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or neutral	Significant
Users of Church Lane to the south of the site	Medium	Filtered views into the site from the adjacent lane. The degree of screening will depend on the level of proposed planting.	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or neutral	Significant
Users of byway ARBO3 (looking to the north-east)	Medium	Filtered views into the site from the adjacent lane. The degree of screening will depend on the level of proposed planting	Inherent mitigation: Open space retained around the southern boundary of the Site. Additional mitigation: Tree planting within open spaces around the site boundary.	Moderate adverse or neutral	Significant
Users of ARBO2 footpath between Hall Farm and the CEDAR facility	Medium	Much of the Site is over the brow of a hill and also benefits from screening by existing mature trees and woodland to the north and east of the Site.	Inherent mitigation: Open space retained around the northern boundary of the Site.	Negligible adverse	Not significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
			Additional mitigation: Tree planting within open spaces around the site boundary.		
Noise and Vibration					
Construction Phase					
NSRs	Medium	Noise from construction plant/activities	Adherence to a CEMP and good construction practice with regards to noise and vibration.	Negligible to Minor Adverse	Not Significant
NSRs	Medium	Noise from construction traffic	Following the construction traffic data assessment, it is determined that mitigation would not be necessary to protect NSRs from road traffic noise.	Following the construction traffic data assessment, it is determined that mitigation is not required, and therefore residual effects would be the same as the initial effect, Negligible Adverse.	Following the construction traffic data assessment, it is determined that the effect is Not Significant.
Operation Phase					
NSRs	Medium	Noise from operational traffic	No requirement for mitigation identified	Negligible Adverse	Not Significant
Socio-economics					
Construction Phase					

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Construction Employment	Low	Positive	None Required	Minor Beneficial	Not significant
Operation Phase					
Housing	Medium	Positive	None required	Moderate beneficial	Significant
Early Years Education	Medium	-	None required	Neutral	Not significant
Primary Education	Low	-	None required	Neutral	Not significant
Secondary Education	Low	-	None required	Neutral	Not significant
Community Halls	Low	-	None required	Neutral	Not significant
Open / play space	Medium	Positive	None required	Minor beneficial	Not significant
Transport & Access					
Construction Phase					
Formation of Access Junction to Mole Road	Medium	Driver delay Moderate Adverse	CEMP	Moderate Adverse	Not Significant
Formation of Crossing of Mole Road	Medium	Non-motorised user amenity - Minor Adverse	CEMP	Minor Adverse	Not Significant
Adjacent Road Network	Various	Driver delay - Minor Adverse	CEMP	Minor Adverse	Not Significant
Adjacent Road Network	Various	Non-motorised user amenity - Minor Adverse	CEMP	Minor Adverse	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
Reading Road – 2032	Low	Severance - negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay - negligible	N/A	Negligible	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	N/A	Negligible	Not Significant
		Fear & Intimidation - negligible	N/A	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
Reading Road – 2040	Low	Severance - negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay - negligible	N/A	Negligible	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	N/A	Negligible	Not Significant
		Fear & Intimidation - negligible	N/A	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
Operation Phase – Proposed Development and LVGV Project - Cumulative					
1 - B3270	Low	Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
2 – Shinfield Rd	High	Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
5 – B3349		Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
6 – Arborfield Road	Medium	Severance – Minor adverse	Proposed footway/cycleway on Arborfield Road and new crossings	Minor Beneficial	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Negligible	Not Significant
		Pedestrian Delay - negligible	N/A	Minor Beneficial	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Minor Beneficial	Not Significant
		Fear & Intimidation – minor adverse	Proposed footway/cycleway on Arborfield Road	Minor Beneficial	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
		Road safety - negligible	N/A	Negligible	Not Significant
7 – Shinfield Eastern Relief Road	Low	Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
8 – A327	Medium	Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – minor adverse	Proposed footway/cycleway on Arborfield Road	Minor adverse	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
13 – Eversley Road	Medium	Severance – negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant

Receptor	Receptor Sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
14 - School Road	Very High	Severance - negligible	N/A	Negligible	Not Significant
		Driver Stress & Delay – minor adverse	N/A	Minor Adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant
15 - Sindlesham Road	Medium	Severance - negligible	Proposed replacement traffic calming on Arborfield Road	Negligible	Not Significant
		Driver Stress & Delay - Minor Adverse	N/A	Minor adverse	Not Significant
		Pedestrian Delay - negligible	N/A	Negligible	Not Significant
		Non-motorised user amenity - negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Fear & Intimidation – negligible	Proposed footway/cycleway on Arborfield Road	Negligible	Not Significant
		Road safety - negligible	N/A	Negligible	Not Significant