5 Approach to Assessment

5.1 Approach to Assessment

5.1.1 As set out in Chapter 1, Environmental Impact Assessment (EIA) is a process through which the likely significant environmental effects of a development proposal can be identified and, where possible, adverse effects prevented, reduced or offset.

5.1.2 The overall aim of this ES is to provide an objective and systematic account of the likely significant environmental effects of the Proposed Development and to assess the ability of the Site and surrounding area, including receptors such as people, flora and fauna, to accept those effects. This also includes describing the measures envisaged to avoid, prevent, reduce or, if possible, offset those identified significant adverse effects

5.1.3 This chapter describes the overarching methodology adopted for the EIA.

5.2 EIA Screening

5.2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations"), require that before consent is granted for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which will only require assessment if they are likely to give rise to significant environmental effects (Schedule 2 developments). Guidance and thresholds are available to help to decide whether EIA is required for a Schedule 2 development. This decision process is known as 'screening'.

5.2.2 The selection criteria for screening Schedule 2 development are provided in Schedule 3 of the 2017 Regulations. Schedule 2 projects require EIA if they are likely to have significant effects on the environment by virtue of their nature, size or location. The potential for likely significant effects on 'sensitive areas', as defined in Regulation 2(1) of the 2017 Regulations, is a particularly important consideration.

5.2.3 The Proposed Development falls within Schedule 2 Section 10(b) of the EIA Regulations as an "Urban development project" in which "the development includes more than 1 hectare of urban development which is not dwellinghouse development", "the development includes more than 150 dwellings", and "the overall area of the development exceeds 5 hectares".

5.2.4 Owing to the nature and scale of the Proposed Development, the Applicants consider that it is likely to give rise to significant environmental effects. An EIA Screening Opinion was not therefore sought from WBC, instead the Applicant has decided to undertake a voluntary EIA.

5.3 EIA Scoping

5.3.1 Section 15(1) of the EIA Regulations, sets out that applicants '*may ask the relevant planning authority to state in writing their opinion as to the scope and level of detail of the information to be provided in the environmental statement*'. This decision process is known as 'scoping'

5.3.2 In December 2024, a request for the formal EIA scoping opinion of Wokingham Borough Council was submitted on behalf of the Landowners (Appendix 5.1). A single EIA Scoping Opinion was requested from WBC relating to development across all land interests within the allocation area. This was submitted in December 2024 in order to agree the scope with WBC

prior to the commencement of assessments. The purpose of the EIA Scoping Report was to provide sufficient information for WBC to consider and consult upon the scope of the EIA.

5.3.3 As part of the assessment work, a number of issues are considered as unlikely to give rise to significant environmental effects.

5.3.4 The Council adopted an EIA Scoping Opinion in February 2025 for the whole of the LVGV Strategic Development Location. A copy of the Council's letter and consultation responses to the scoping request can be found in Appendix 5.2. The Scoping Response received from Wokingham Borough Council is summarised below.

5.3.5 This summary table relates to the Scoping Response for the whole site (i.e. c.3,930 dwellings) and therefore, the relevance of some items differs between UoR's application and those being pursued by the other Landowners. Where applicable this has been sated within the respective technical chapters.

Table 5.1 WBC's EIA Scoping Opinion Summary table

Topic Area	Detailed Summary of Comments	Page No.	ES Chapter
Scoped out			
Ground Conditions and Contamination	EH Officer finds the Scoping Report comprehensive but expects a full Construction Method Statement and a Phase 2 intrusive site investigation as part of the planning application submission. Potential UXO, lighting impacts, and contamination from existing infrastructure should be considered during construction. Attention drawn to existing buildings on the site and infrastructure within and outside of the site boundaries. The Site lies within a Minerals Resource Area, requiring a Minerals Resources Assessment.	6	N/A
Solid Waste Management	Agreed to be scoped out.	6	N/A
Odour	Agreed to be scoped out	6	N/A
Scoped in			
Air quality	Air quality methodology is acceptable per IAQM guidance. Odour sources are minimal due to relocation of dairy herd and lack of agricultural activities, so odour is scoped out.	6	Chapter 7
Archaeology	Archaeology should be scoped in. Desk-based assessment is supported. Multiple phases of archaeological work may be needed. Coordination with Berkshire Archaeology and LPA Conservation Officer is advised. Historic England supports inclusion of designated and undesignated assets and recommends a	6-7	Chapter 8

Topic Area	Detailed Summary of Comments	Page No.	ES Chapter
	thorough assessment of impacts, including on the Scheduled Monument (St Bartholomew's Church).		
Agricultural land and soil	Methodology is agreed. Agricultural Classification Report will provide more detailed information than base maps. *See 5.3.7 – 5.3.12 on the submitted Agricultural Land Classification below.*	7	N/A
Built Heritage	Methodology is generally supported, but more heritage assets should be scoped in, including non-designated buildings and those adjacent to the site. Historic England emphasizes assessing impacts on designated assets and their settings. Scoping in of areas of archaeological potential due to the impacts on the built historic environment and below-ground deposits. The ES should assess the impacts on the Scheduled Monument known as the Site of St. Bartholemew's Church, the Simonds Family Tomb (Grade II) and other non-designated heritage assets. The heritage chapter should cross-reference the noise assessment and LVIA with long-distance views taken into account due to the size of the site. The assessment should also consider the potential for drainage patterns leading to in situ decomposition or destruction of below ground archaeological remains.	7-9	Chapter 9
Climate change and greenhouse gases	The Sustainability Officer supports the use of carbon budgets as a reference framework and recommends evaluating the development's contribution to the Borough-level carbon budget. The report's alignment with local planning policies (MDD Local Plan policies CC04 and CC05) and the WBC Climate Change Interim Policy is encouraged. The use of the RCP 8.5 scenario and the principle that all GHG emissions are significant are endorsed, alongside the application of best practice embodied emissions targets and local emissions budgets. The officer also supports the use of regional climate projections, supplemented with localised data and tools such as the Local Climate Adaptation Tool and WBC's Local Plan evidence base. Further recommendations emphasise the importance of addressing climate adaptation	9-11	Chapter 10

Topic Area	Detailed Summary of Comments	Page No.	ES Chapter
	through site-specific hazard identification, mitigation strategies, and residual risk analysis. The use of established methodologies (e.g., CIBSE TM52 and TM59) for assessing overheating risk is advised. Mitigation measures should be clearly linked to the design process, with transparent documentation of their influence on masterplanning. Lifecycle assessments should follow BS EN 15978 and PAS 2080 standards, with consideration of end-of-life impacts and circularity. The inclusion of all GHGs in the assessment is recommended for consistency, with particular attention to carbon dioxide, methane and nitrous oxide.		
Ecology & Biodiversity	The White-clawed Crayfish should be scoped in based on the results of the eDNA surveys and the species is likely to require a strategic plan along the length of the Barkham Brook to maintain its local conservation status. Further evidence should be provided to fully scope out Hazel Dormouse, particularly in relation to the size of the sites and woodlands considered optimal habitat. The EcoValley presents an opportunity for species recovery that can be considered within the EIA and would be a potential significant benefit of the scheme. Re-appraisal of the scoping out of Water Vole and reptiles should be undertaken where they could form part of a plan for significant species recovery. [redacted] Bat survey effort needs clarification with more detail on survey effort to consider potential impact on lekking/mating roosts of Nathusius' Pipistrelle. Investigation as to what Myotis species are on site as there could be rarer species of Myotis hidden in sound analysis grouping. Although not yet adopted, the WBC Emerging Local Plan update requires a Biodiversity Net Gain of 20% and should be recognised in future proposals. Opportunities for enhancements to the River Loddon and Barkham Brook and the avoidance of culverting are expected.	11-14	Chapter 11
Human health	Methodology is agreed.	14	Chapter 12
Water Resources	Scope should be widened to include Bearwood Reservoir.	14-20	Chapter 13

Topic Area	Detailed Summary of Comments	Page No.	ES Chapter
	A comprehensive drainage strategy should include SuDS, flood risk assessments, storage requirements, alleviation and sewer network capacity. The impact of the M4 link road; integration with existing infrastructure and how it interacts with existing drainage systems; water quality and pollution control; sustainability and long-term maintenance ensuring systems remain effective over time; how to protect environmentally sensitive areas and runoff; and, climate change adaptation should be assessed. Continued coordination with Thames Water and EA is essential. Climate change impacts on flood risk must be addressed. Voids are not acceptable for floodplain compensation and no increases in surface water run-off rates and volumes as a result of the development should be ensured.		
Landscape and visual impact	Methodology is acceptable. References should be updated to the latest Valued Landscapes Assessment (September 2024). Viewpoints should be confirmed with WBC.	20	Chapter 14
Noise and vibration	Full assessment required for both construction and operational phases. Should identify and mitigate impacts on existing and future residents, and consider heritage assets. Vibration should also be understood with the ES identifying and mitigating impacts of this and having regard to heritage assets.	20-21	Chapter 15
Socio-economics	Methodology is agreed.	21	Chapter 16
Transport and access	Flexibility should be allowed for in the Environmental Statement, particularly where wider area modelling may affect related chapters such as Air Quality and Noise. Emphasise the need for early engagement to assess the feasibility of the proposed M4 link road, as no evidence has yet been provided under the Design Manual for Roads and Bridges (DMRB). National Highways also notes the presence of high-pressure gas mains on site and supports the phased implementation of a Construction Environmental Management Plan (CEMP), requesting to be consulted on it. They look forward to collaborating on the scope and modelling for the Transport Assessment, which should evaluate potential impacts on the M4 and consider cumulative effects from other developments in the area.	21-22	Chapter 17

Agricultural Land

5.3.6 Soil is an important component of the ecosystem and also has a role as a store of carbon. Its functions can be impaired or lost as a result of development if it is not managed properly. The inherent quality of soil, as distinct to its agricultural value, is recognised in the Government's 'Soil Strategy for England - Safeguarding our Soils' which seeks to encourage the sustainable management of soil resources. Appropriate management of soil resources during construction can help with the re-establishment of soil functions following their storage or movement.

5.3.7 In the first instance, development should seek to avoid or prevent the loss of the Best and Most Versatile (BMV) agricultural land. However, if this is not possible the primary measures to mitigate damage to or loss of soil resources include measures to re-use as much as possible of the soils displaced during the construction phase within the landscaping and to ensure that the quality of soils retained on-site and any that has to be removed off-site is maintained by following best practice guidance on soil handling, as described in the *'Code of practice for the sustainable use of soils on construction sites'*[1]. This ensures that significant effects to soils would not result from the development.

5.3.8 Therefore, a separate chapter on agricultural land quality is not included in the EIA. However, an agricultural land study accompanies the application and is appended to the ES (Appendix 2.1).

5.3.9 As set out within Appendix 2.1, and re-created in Table 5.2 , the distribution of Agricultural Land Classification (ALC) grades across the Site is predominantly Subgrade 3a (good quality) and 3b (moderate quality).

5.3.10 5 percent of the Site is considered to be Grade 2 (very good quality) and the remainder Grade 4 (poor quality) or non-agricultural use.

Table 5.2 ALC Areas within Loddon Garden Village (The Site)

Grade	Description	Area (ha)	%
Grade 2	Very good quality	21.3	5
Subgrade 3a	Good quality	154.9	39
Subgrade 3b	Moderate quality	123.5	31
Grade 4	Poor quality	10.2	3
Non-agricultural	Non-agricultural	86.8	22
Total		396.7	100

5.3.11 As part of the Proposed Development areas of Grade 2, Grade 3a, Grade 3b and Grade 4 agricultural land will be retained across the Site. The SANG and Public Open Space within the Proposed Development accounts for approximately 74.25 ha. The soil resource in these land use areas will be retained on the Site.

[1] Department for Environment, Food & Rural Affairs (DEFRA) (2018) Code of practice for the sustainable use of soils on construction sites [Online] Available at: https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites

Lighting

5.3.12 The Proposed Development is located in the countryside, adjacent to the M4 motorway and existing built development at Arborfield, Shinfield and TVSP. The Site is not within or near to any dark sky reserves, and given the urban-fringe character of the Site it is considered that it is not sensitive to minor increases in sky glow which might be expected from the introduction of residential development. The Proposed Development's lighting scheme will be sensitively designed around the constraints of the Site, aiming to minimise light spill to ensure significant effects are not anticipated. As such a separate lighting chapter is not included within the EIA, in line with the scoping opinion.

Major accidents and disasters

5.3.13 In the absence of recognised guidance on this subject in the context of EIA, a range of sources providing guidance related to the topic has been reviewed, including:

- Cabinet Office National Risk Register (NRR) of Civil Emergencies 2017 Edition[2];
- UK Government Emergency Response & Recovery Guidance[3]; and
- International Federation of Red Cross & Red Crescent Societies Disaster and Crisis Management Guidance[4].

5.3.14 A disaster can be defined as "*a sudden, calamitous event that seriously disrupts the functioning of a community or society and causes human, material, and economic or environmental losses that exceed the community's or society's ability to cope using its own resources. Though often caused by nature, disasters can have human origins*".[5] An accident can be defined as "*an unfortunate incident that happens unexpectedly and unintentionally, typically resulting in damage or injury*".

5.3.15 The Site's location within the UK is such that natural disasters are not considered to represent a likely risk to the Proposed Development. For example, it is considered that the likelihood of an earthquake with a magnitude sufficient to cause damage to buildings and/or loss of life occurring and impacting the site is extremely low. Furthermore, the topography of the Site is not considered to be sufficiently steep such that a major mass movement disaster could arise.

5.3.16 The Atomic Weapons Establishment (AWE) Burghfield site is approximately 5.3km west of the Site. West Berkshire are require to define zones around nuclear sites where it is necessary to pre-define protective actions which could be implemented without delay to mitigate the likely consequences of a radiation emergency. The Site is outside of the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield and therefore, is not considered at immediate risk in the event of a radiation emergency.

5.3.17 It is therefore considered that whilst there is always a potential risk that an accident, fire or natural disaster could result in a significant environmental impact, this risk can be appropriately mitigated through embedded design measures and through compliance with statutory design

[2] Cabinet Office. (2017) National Risk Register of Civil Emergencies. [Online]. https://www.gov.uk/government/publications/national-risk-register-of-civil-emergencies-2017-edition.

[3] International Federation of Red Cross and Red Crescent Societies, "The Red Cross Red Crescent approach to disaster and crisis management: Position paper," http://www.ifrc.org/PageFiles/91314/1209600-DM-Position-Paper-EN.pdf 2011.

[4] International Federation of Red Cross and Red Crescent Societies, "What is a disaster?," http://www.ifrc.org/en/what-we-do/disaster-management/about-disasters/what-is-a-disaster/ 2017.

[5] Oxford English Dictionary. 2022. [Online]. https://en.oxforddictionaries.com/definition/accident.

guidelines. As such, significant effects related to Health and Safety and as a result of major accidents and/or disasters associated with the Proposed Development are not considered likely.

5.3.18 The EIA therefore does not include major accidents and disasters as a specific chapter.

Waste and resources

5.3.19 Developments result in both construction and operational (municipal & commercial) waste arisings. Waste Disposal Authorities are responsible for ensuring that the Waste Local Plan provides for sufficient facilities to exist to manage anticipated waste arisings (this includes ensuring that sufficient sites exist for merchant facilities for the management of construction and commercial waste). Waste Collection Authorities are responsible for ensuring that sufficient infrastructure exists for the collection of anticipated municipal waste arisings.

5.3.20 Planning permission is granted for a residential development proposal on the basis that it is, for example, in accordance with the development plan or necessary to meet a housing need. On this basis, the waste arisings of a proposed development are either anticipated because they are already planned for or should be anticipated as the need for additional housing comes out of predictable (and calculated) scenarios that the Waste Collection / Disposal Authorities should have already taken into account in their forward plans.

5.3.21 The management of waste arisings from an urban development project should be considered as a policy issue and not a development specific environmental issue. It is envisaged that waste arising during the construction phase will be suitably controlled through a CEMP.

5.3.22 Waste arising during operation will be managed through a Waste Management Plan and collected via the usual channels.

5.3.23 Nevertheless, a specific waste chapter has not been incorporated into the ES. However, in accordance with the EIA Regulations, the Proposed Development description (see Section 3), upon which the EIA for each application has been based, includes estimated volumes of waste associated with construction activities (Construction, Demolition and Excavation waste) and the operational phase of the Proposed Development (Municipal Solid Waste, Commercial Waste).

5.3.24 A Waste Management Report has been prepared by RPS and is appended to the ES as Appendix 3.4.

5.4 EIA Methodology

5.4.1 The assessments presented in the ES consider the potential for significant environmental impacts to affect the baseline conditions as a direct/ indirect result of the Proposed Development.

5.4.2 A description of the aspects of the environment likely to be significantly affected by the Proposed Development is a requirement of the EIA Regulations. The baseline conditions are defined as the current state of the environment (within schedule 4, section 3 of the 2017 Regulations) and how it may develop in the future in the absence of the proposals and with certain committed developments included. In order to forecast potential future effects it is necessary to make predictions. To ensure that predictions are as accurate as possible, a description of the methods used to assess the effects of the Proposed Development is also required by the 2017 Regulations.

5.4.3 Unless specifically stated otherwise, the assessments have been undertaken in accordance with best practice guidelines published by the relevant professional bodies for the technical aspect being assessed. Each technical chapter in this report provides full details of the baseline and assessment methodology employed for that topic area alongside terminology used in the context of that technical discipline.

5.4.4 Where there is no topic specific guidance available, a generic framework of assessment criteria and terminology has been developed to enable the prediction of potential likely significant effects and their subsequent presentation. The development of this framework has drawn upon the experience of Savills and project team of undertaking EIA.

5.4.5 As the planning application is being made mostly in Outline but with access routes and the SANG provision applied for in full the EIA assesses the construction and operation effects of the Proposed Development through outline parameters (a set of parameter plans, which allow some flexibility for development within defined limits).

5.4.6 The outline parameters identify the maximum extent of development in order to assess the worst case development scenario. This allows inherent flexibility for future applications within these parameters. This is the ‘Rochdale Envelope’. The Parameter Plans set out the required information to allow the environmental effect of the Proposed Development to be assessed with sufficient certainty.

5.4.7 The EIA parameters therefore comprise the project description, including development quantum, and design parameters specified in Chapter 3 – The Proposed Development. This chapter also sets out the Parameter Plans proposed to be approved as part of this development.

5.4.8 The Parameter Plans have enabled the EIA team to establish an appropriate “development scenario" (representing the reasonable worst case) for assessment which enables the identification of the likely significant environmental effect of the Proposed Development.

5.4.9 An Illustrative Masterplan has also been produced for the Proposed Development, which demonstrates one way in which development could be achieved. The assessments have not been based upon the Illustrative Masterplan, but in some instances this has been referred to within the assessments to provide additional context to the Proposed Development. Where this is the case, this has been clearly set out within the technical chapters themselves.

Assessment scenarios

5.4.10 The EIA will assess the Proposed Development using the following assessment scenarios:

- Baseline
- Baseline + UoR Application Proposals (The Proposed Development) ('Loddon Garden Village' / 'LGV')
- The Proposed Development + wider development within the Loddon Valley Garden Village ('LVGV') (Policy SS13) allocation (based upon available information)
- The Proposed Development + LVGV + wider Cumulative Development (The Cumulative Effects Assessment) (see Section 5.5 below)

Generic Assessment Framework

5.4.11 Each technical chapter of the ES details the methodology used for its assessment. Unless otherwise specified in the specific technical chapter the ES generally follows the generic assessment framework detailed below.

Receptor Sensitivity and Impact Magnitude

5.4.12 'Receptors' are those aspects of the environment sensitive to changes in baseline conditions. The sensitivity of a particular receptor depends upon the extent to which it is susceptible to such changes.

5.4.13 'Impact magnitude' is determined by predicting the scale of any potential change in the baseline conditions. Where possible, magnitude is quantified however where this is not possible a fully defined qualitative assessment is undertaken. The assessment of magnitude is carried out taking account of any inherent design mitigation in the proposal that forms part of the development description.

Table 5.3 Receptor Sensitivity

Sensitivity of Receptor	Typical Description
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

Table 5.4 Magnitude of impact and typical descriptions

Magnitude of Impact		Typical Description
High	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Medium	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Low	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Level of effect

5.4.14 As shown in the table below, the effect is determined by combining the predicted magnitude of impact with the assigned sensitivity of the receptor.

Table 5.5 Framework for identifying environmental effects

		Magnitude of Impact			
		High	**Medium**	**Low**	**Negligible**
Sensitivity	**High**	Substantial	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

5.4.15 As required by Schedule 4, paragraph 5 of the EIA Regulations, the likely significant effects of the Proposed Development are described as:

- Adverse or beneficial
- Direct or indirect
- Temporary or permanent
- Reversible or irreversible
- Cumulative (where applicable)

5.4.16 Adverse effects are undesirable and result from negative impacts. Beneficial effects are desirable and result from positive impacts.

5.4.17 Each effect has a source originating from the Proposed Development, a pathway and a receptor. Effects which operate in this direct way are regarded as direct effects. Effects on other receptors via subsequent pathways are regarded as indirect effects.

5.4.18 The definition of the level of significance at which a significant impact arises is provided within the topic method section of each chapter of the ES. Unless stated otherwise, effects of moderate significance or above are considered to be significant in EIA terms (see Table 5.5 above).

Initial and Residual Effects

5.4.19 As stated previously, the EIA process enables the likely significant effects of a proposed development to be identified so that, where possible, adverse effects predicted to arise as a result of the proposal can be avoided, prevented, reduced or mitigated / offset through the adoption of suitable measures. Additionally, enhancement measures can be incorporated to maximise the beneficial effects of the development. These can be defined as:

- Initial Effects: Effects occurring as a result of the Proposed Development prior to the adoption of any additional mitigation or enhancement measures.
- Residual Effects: Effects occurring as a result of the Proposed Development taking into account the adoption of identified additional mitigation or enhancement measures.

5.4.20 Measures that design out significant effects that form an inherent part of the Proposed Development as proposed, known as inherent mitigation, are considered in the initial impact.

5.4.21 For example many environmental constraints, such as flood risk, must be designed out of a project for it to be viable and it would be impractical to consider the Proposed Development without such measures in place.

5.5 Cumulative assessment

5.5.1 The requirement for cumulative effects assessment is set out in Schedule 4 of the EIA Regulations. At Schedule 4(5), the EIA Regulations require '*A description of the likely significant effects of the development on the environment resulting from, inter alia: …(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources'*.

5.5.2 Cumulative impact comprises the combined effects of the Proposed Development with other existing and/or approved developments and projects. This ES considers the potential for cumulative effects when the construction and operational phases could be concurrent, and where there are sensitive receptors common to other developments. Identified cumulative developments that have been assessed in relation to the Proposed Development are shown in Table 5.5 below.

5.5.3 To ensure the effects of the application Site can be understood independently, the effects from the Proposed Development will be assessed on its own merits first, then taken in conjunction with the cumulative effects from Loddon Valley Garden Village within their own assessment. This will then be assessed with wider cumulative schemes in the area.

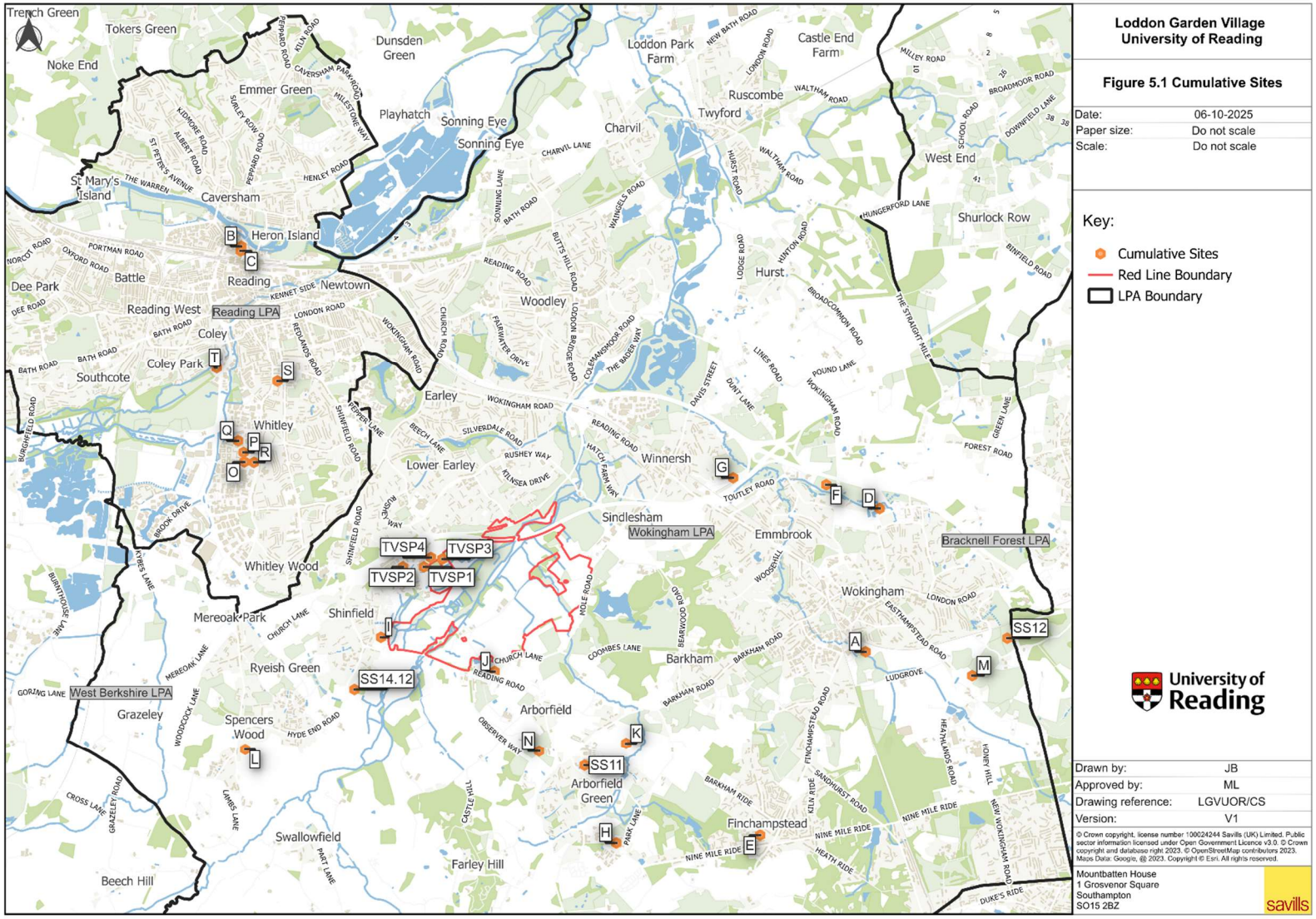
5.5.4 The scope of committed developments for the purposes of the Transport Assessment (TA) have been established and agreed with the LPAs and Highway Authority via the TA scoping process based upon a separate criteria (e.g. through the inclusion of Local Plan allocated sites and other highways commitments). The assessment of cumulative effects in the Transport, Noise and Air Quality chapters in the ES are based upon the committed schemes agreed for the Transport Assessment to ensure consistency with the agreed transport modelling.

Table 5.6 Cumulative Sites

Map ref.	Site Address	Application Reference	Quantum	LPA Area	Distance from Site
A	Land South East of Finchampstead Road South Wokingham Strategic Development Location Wokingham	192325	171 Units	Wokingham Borough Council	4.65km
B	55 Vastern Road Reading RG1 8BU	200188	210 Units	Reading Borough Council	5km
C	Vastern Court Caversham Road Reading	200328	1000 Units	Reading Borough Council	5.31km
D	Ashridge Farm Warren House Road Wokingham RG40 5QB	201515	153 Units	Wokingham Borough Council	4.36km
E	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead RG40 9JF	202133	249 Units	Wokingham Borough Council	4.27km
F	Toutley East Land adjacent to Toutley Depot, West of Twyford Road, Wokingham RG41 1XA	211777	130 Units	Wokingham Borough Council	3.45km
G	Land at Winnersh Farm east of Woodward Close Winnersh RG41 5NW	212404	87 Units	Wokingham Borough Council	2.07km
H	Reading Fc Training Ground, Park Lane, Finchampstead, Wokingham, Berkshire, RG40 4PT	220822	140 Units	Wokingham Borough Council	3.5km
I	Land to the North of Arborfield Road west of Shinfield Eastern Relief Road	242484	191 units	Wokingham Borough Council	0.1km
J	Land North of Reading Road, Arborfield	243099	111 units	Wokingham Borough Council	0.3km
K	Barkham Square, Barkham	243114 (Scoping only)	710 units	Wokingham Borough Council	1.98km
L	Land off Basingstoke Road, Reading	250517	420 units	Wokingham Borough Council	4.12km
M	Easthampstead Road, Wokingham	24/00628/OBS	180 Units	Wokingham Borough Council	7.0km
N	Observer Way, Reading	250733	135 units	Wokingham Borough Council	1.44km
O	1-3 Gillette Way, Reading	25051044	116 units	Reading Borough Council	4.4km
P	Gillette Way, Reading	25051045	123 units	Reading Borough Council	4.45km
Q	Gillette Way/Rose Kiln Lane, Reading	25051046	325 units	Reading Borough Council	4.55km
R	Manor Farm Road/Basingstoke Road, Reading	25055922	134 units	Reading Borough Council	4.35km
S	11 Basingstoke Road, Reading	25067233	143 units	Reading Borough Council	5.46km
T	Reading Link Retail Park, Reading	25067237	158 units	Reading Borough Council	6.18km
SS11	Draft Policy SS11 - Arborfield Green SDL	Draft Allocation	3,047 units + 6,000 sqm employment etc.	Wokingham Borough Council	2.67km

Map ref.	Site Address	Application Reference	Quantum	LPA Area	Distance from Site
SS12	Draft Policy SS12 - South Wokingham SDL	Draft Allocation	2,975 units	Wokingham Borough Council	5.88km
SS14.12	Draft Policy SS14.2 – Land East and West of Hyde Road	Draft Allocation	175 units	Wokingham Borough Council	2.34km
Thames Valley Science Park					
TVSP1	Land off Cutbush Lane Shinfield	182059	Full for 15,628sqm research and storage facility Outline for up to 15,000sqm research and storage facility	Wokingham Borough Council	Approved and built
TVSP2	Land South Of Cutbush Lane East, Shinfield	232833	Construction of a Collections, Digitisation & Research Centre (approx. 25,000sqm)	Wokingham Borough Council	Approved
TVSP3	Land South Of Cutbush Lane East, Shinfield	232995	extension to the Thames Valley Science Park spine road	Wokingham Borough Council	Approved
TVSP4	Land North and South of Cutbush Lane Shinfield	211841	Science Park Creative Media Hub (84,291sqm)	Wokingham Borough Council	Approved and works commenced

Figure 5.1 Cumulative Sites



5.6 Limitations

5.6.1 The following key assumptions have been made in preparing the ES:

- Each of the baseline reviews were based on information readily available at the time of the assessment, the published documents referenced and the site visits undertaken.
- The assessment of effects prior to the adoption of mitigation measures will assume that the Proposed Development will be constructed in accordance with industry standard techniques. Such techniques will therefore not be considered as mitigation.
- Where further assumptions have been made for individual topic assessments these have been identified within the relevant topic chapters.
- Any limitations or uncertainties associated with impact prediction or the sensitivity of receptors due to the absence of data or other factors will give rise to uncertainty in the assessment. Any such limitations have been referred to in the relevant technical chapters of the ES.