



**OUTLINE PLANNING APPLICATION FOR MIXED USE DEVELOPMENT:
LAND OFF BASINGSTOKE ROAD, SPENCERS WOOD**

ENVIRONMENTAL STATEMENT

VOLUME 1 – MAIN REPORT

MARCH 2025



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VOLUME 1 – ENVIRONMENTAL STATEMENT (MAIN REPORT)

1. Introduction
2. EIA Approach and Methodology
3. Site and Surroundings
4. Description of Proposed Development
5. Landscape and Visual
6. Human Health Effects
7. Summary of Environmental Effects



VOLUME 2 – FIGURES

- 1 Introduction
 - 1.1 – Application Boundary Plan

4. Description of Proposed Development
 - 4.1 – Land Use Parameters Plan
 - 4.2 – Building Heights Parameters Plan
 - 4.3 – Development Framework Plan

5. Landscape and Visual
 - 5.1 – Site Boundary – Field Locations
 - 5.2 – Landscape Related Planning Designations
 - 5.3 – Topography
 - 5.4 – Landscape Character
 - 5.5 – PRow, ZTV and Viewpoint Locations
 - 5.6 – Site Photographs A to E
 - 5.7 – Viewpoint Photographs 1 to 10
 - 5.8 – Landscape and Visual Strategy
 - 5.9 – Illustrative Landscape Masterplan (ILMP)
 - 5.10 – Illustrative SANG layout



VOLUME 3 – APPENDICES

1. Introduction
 - 1.1 – Screening Request
 - 1.2 – LPA Screening Opinion
 - 1.3 – Scoping Opinion Request (Letter & Report)
 - 1.4 – LPA Scoping Opinion
 - 1.5 – Glossary of Terms

5. Landscape and Visual
 - 5.1 – Extracts from Wokingham Borough Landscape Character Assessment

6. Human Health
 - 6.1 – Requests to engage with Joint Emergency Planning Unit
 - 6.2 – WBC Emergency Planning Manager Pre Application Advice
 - 6.3 – AWE Off-site Emergency Plan
 - 6.4 – Freedom of Information Request
 - 6.5 – Rest Centre and RMU Conversion Plan