



4.0 PROPOSED DEVELOPMENT

4.1 Introduction

- 4.1.1 This Chapter provides a description of the Proposed Development, in accordance with Schedule 4 of the Environmental Impact Assessment (EIA) Regulations.
- 4.1.2 As required, this Chapter describes the location of the development; and a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works and the land-use requirements during the construction and operational phases.
- 4.1.3 The planning application is being submitted in outline with all matters except for access reserved matters. As such, the description of development provided should be read alongside the parameter plans and access drawing submitted for approval (details of which are provided in Section 4.2 below).
- 4.1.4 The submitted Design and Access Statement (DAS) and Development Framework Plan submitted with the outline application provide further information about how the Proposed Development might be delivered, but these are for information only.

4.2 Description of the Proposed Development

Overview

- 4.2.1 The planning application seeks outline permission for the residential led, mixed-use development of the Site, with all matters reserved except for access. The formal description of development is set out in Chapter 1 (Section 1.1) of the ES. Consistent with that, the Proposed Development which is the subject of the EIA comprises:
- Construction of up to 420 dwellings
 - Erection of an 80-bed care home
 - Formation of two junctions for vehicular access from Basingstoke Road (for which detailed planning permission is sought)
 - Approximately 1ha of employment land

- 2 Form Entry Primary School, with capability to serve as a recovery centre in the event of an incident at AWE Burghfield.
- Provision of a new GP Surgery
- Local centre, including retail opportunities and potential community uses
- Sports facilities, including a potential 3G football pitch and multi-functional open space with an associated pavilion
- Creation of a pedestrian/cycle and emergency accesses.
- Inclusion of approximately 8.13ha of Sustainable Alternative Natural Greenspace (SANG)
- Landscaping, drainage features, and areas of open space, including children's play areas
- Associated ancillary infrastructure and

4.2.2 As the Proposed Development is still at the outline stage, the EIA and ES has been based on the details and parameters set out as follows.

Land Use Parameters

4.2.3 The Land Use Parameter Plan (**Figure 4.1**) shows the extent of the Proposed Development area, which is made up of the proposed dwellings, roads, parking, areas of incidental open space, landscaping and associated infrastructure. The development areas link to the 2no. proposed access points on Basingstoke Road. The Plan also shows the main areas of green space.

Building Heights Parameters

4.2.4 The Building Heights Parameter Plan (**Figure 4.2**) identifies the extent of proposed building heights, including up to 3-storey development at the local centre, decreasing to 2-3-storeys on the rest of the Site including all residential dwellings, commercial units, the primary school and the GP Surgery.

Residential Development

4.2.5 The Proposed Development is for up to 420 residential dwellings, expected to provide a mix of apartments and family homes. The mix and layout of homes and split between apartments and family homes is reserved for future determination.



Employment Development

- 4.2.6 The Proposed Development will provide up to 1ha of land for commercial use and the creation of employment opportunities. The proposed commercial land will be situated to the south of the development and directly adjacent to the southern vehicular access off the Basingstoke Road.

Local Centre

- 4.2.7 The Proposed Development includes a Local Centre to provide for the day-to-day needs of residents. This will include a potential café, shop (convenience retail) and other potential community uses.
- 4.2.8 The detail design and mix of uses is reserved for future determination. The parameters for the local centre comprise an upper limit of 0.28ha comprising Use Classes E(a), (b), (c) and (f).

Primary School and Recovery Centre

- 4.2.9 The Proposed Development will feature a 2-Form Entry Primary School that will serve a dual role, both as an educational facility and as a recovery centre in the event of an incident at AWE Burghfield.
- 4.2.10 Detailed permission is sought for the design of the school building, which will incorporate specific safety features to protect occupants in such an event.
- 4.2.11 The building will also house the necessary monitoring equipment for emergency situations. The detailed design of the proposed building is submitted for approval, and the design specifications related to the integrated mitigation measures are outlined in Section 6.6 of the ES.

Means of Access and Public Rights of Way

- 4.2.12 The main vehicular access into the Site will be formed of two new junctions from Basingstoke Road. This is shown on the access drawings submitted with the planning application. The location of the access points are shown on the Land Use Parameters Plan.

4.3 Outline of Reasonable Alternatives

4.3.1 Schedule 4 of the EIA Regulations states that an ES should include a description of the reasonable alternatives considered by the developer, which are relevant to the proposed project and its specific characteristics. An indication of the main reasons for selecting the chosen option, including a comparison of environmental effects, should be given.

4.3.2 The site is available to the Applicant for development and the outline planning application is submitted on this basis. As such, the Applicant has not considered alternative sites as part of the EIA. The following paragraphs consider the 'do nothing' scenario and potential for an alternative site layout as the reasonable alternatives that have been considered, in accordance with the EIA Regulations.

'Do Nothing' Scenario

4.3.3 A 'do nothing' scenario would retain the Site in its undeveloped form. The 'do nothing' scenario is essentially the 'baseline' identified at the start of each chapter, prior to the assessment of environmental effects. No significant natural changes are otherwise likely to arise on the Site which would warrant further assessment.

Alternative Site Layout

4.3.4 Whilst layout is a reserved matter, the Land Use Parameter Plan establishes the broad location of the residential development parcels, main roads and areas of green space within the Proposed Development.

4.3.5 This is supported by the Building Heights Parameter Plan which indicate where the Proposed Development could reach up to 3 storeys in height, as well as lower density areas which will reach no more than two storeys in height.

4.3.6 Arriving at these parameters has been an iterative process informed by a detailed assessment of the Site, the associated constraints and opportunities, and the feedback received during stakeholder and community engagement. The process is described in the submitted Design and Access Statement and the Statement of Community Involvement.



- 4.3.7 The main alternatives considered have related to proposed uses and the design of the SANG. During this iterative design process, the Development Framework Plan has evolved to include more uses to meet the need for specific uses, such as the proposed GP Surgery.
- 4.3.8 On implementing these additional uses, it has required continuous alterations to the Development Framework Plan insofar as reducing the proposed number of residential dwellings and altering their configuration.
- 4.3.9 Additionally, the discovery of the Exolum Pipeline located across the northern part of the and running east to west necessitated amendments to avoid provide appropriate separation between the pipeline and built development.
- 4.3.10 The Development Framework Plan also sought to improve the design of the SANG greenspace proposed following consultation and feedback from Natural England. The Proposed Development has been amended to include circa 8.13ha of SANG, supplemented by new tree planting, biodiversity enhancements, structural landscaping and a sustainable urban drainage system.

4.4 Development informing the Cumulative Assessment

- 4.4.1 Schedule 4 of the EIA regulations require an ES to include a description of the likely significant effects resulting from, inter alia, the cumulation of effects with other existing and/or approved projects.
- 4.4.2 The assessment of potentially significant cumulative effects is set out in each technical ES chapter and a summary is provided in the summary chapter. The cumulative assessment considers the sites within the vicinity of the proposed site and the wider area of Shinfield Parish.
- 4.4.3 The cumulative assessments in the technical chapters consider major consented and allocated development projects which could influence the Site's development, including extant allocations and sites with planning consent. These projects are identified in Chapter 2 of the ES.