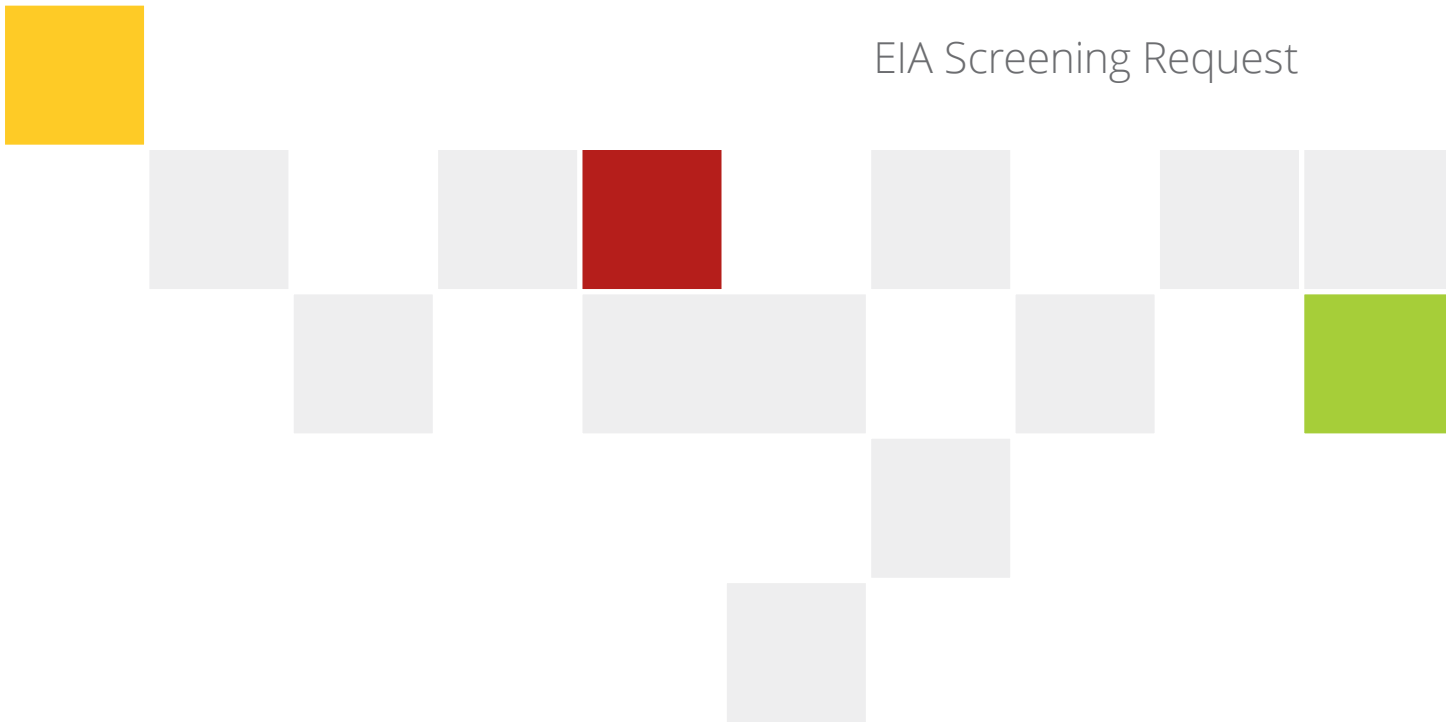


## Land east of Lodge Road, Hurst

EIA Screening Request



# Boyer

## Report Control

|                |                           |
|----------------|---------------------------|
| Project:       | Land at Tape Lane, Hurst  |
| Client:        | Mactaggart & Mickel Homes |
| Reference:     | 20.1040                   |
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## **APPENDIX**

Appendix One – Site Location Plan

Appendix Two – Vision Document

# 1. INTRODUCTION

- 1.1 This report has been prepared by Boyer Planning, on behalf of Mactaggart & Mickel Homes England. The document supports a request, made to Wokingham Borough Council (WBC), that the Local Planning Authority ('LPA') adopt a Screening Opinion to determine whether the proposals at 'Land East of Lodge Road, Hurst' ('the site'), as set out in this report, constitutes Environmental Impact Assessment ('EIA') development.
- 1.2 This report accords with the requirements of the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations'). As such, in accordance with Regulation 6, the report (and associated appendices) provides the following;

*"(a) a plan sufficient to identify the land (provided at **Appendix 1**);*

*(b) a description of the development, including in particular—*

*(i) a description of the physical characteristics of the development and, where relevant, of demolition works;*

*(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;*

*(c) a description of the aspects of the environment likely to be significantly affected by the development;*

*(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—*

*(i) the expected residues and emissions and the production of waste, where relevant; and*

*(ii) the use of natural resources, in particular soil, land, water and biodiversity; and*

*(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment."*

## **The Requirement for Environmental Impact Assessment**

- 1.3 To determine whether the proposed development constitutes 'EIA development', regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance ('PPG').

- 1.4 The EIA Regulations define 'EIA development' as development which is;

*"likely to have significant effects on the environment by virtue of factors such as its nature size or location"*

- 1.5 The Regulations indicate that EIA development falls within two 'Schedules'. Schedule 1 concerns development projects for which EIA is a mandatory requirement. Development falling within Schedule 1 includes proposals for large-scale industrial projects, such as oil refineries, power stations and airports.

- 1.6 In contrast to Schedule 1, proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must, therefore be assessed against a number of relevant thresholds and criteria. Regulation 5(4) sets this out;

*"Where a relevant planning authority or the Secretary of State has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority or Secretary of State must take into account in making that decision—*

*(a) any information provided by the applicant;*

*(b) the results of any relevant EU environmental assessment which are reasonably available to the relevant planning authority or the Secretary of State; and*

*(c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

- 1.7 This report seeks to enable WBC to determine the need for EIA. Accordingly, the following chapter of this report (Section 2) provides a description of the site and the proposed development. Section 3 provides a summary review of the EIA screening schedules, thresholds and criteria, as identified in the Regulations and PPG. Section 4 then proceeds to examine the relevant Schedule 2 thresholds and criteria (and the indicative PPG criteria), against the proposed development. Section 5 provides an equivalent assessment against the relevant Schedule 3 criteria.

- 1.8 Section 6, which finalises the report, proceeds to outline our conclusions. Although the proposed development falls above the thresholds in Schedule 2 10(b) Urban Development Projects (i.e. over 150 homes on a site over 5 hectares), the proposals would not trigger the PPG Annex A EIA Thresholds (over 1,000 homes on a site of over 5 hectares). Therefore an Environmental Statement (ES) should not be required.

- 1.9 This Screening Request report is accompanied by the following appendices;

- Location Plan (**Appendix 1**)
- Vision Document (**Appendix 2**)

## 2. SITE DESCRIPTION AND PROPOSED DEVELOPMENT

### Site Description and Context

- 2.1 The site (identified at **Appendix 1**) comprises an existing area of fields between Tape Lane and Lodge Road in the village of Hurst.
- 2.2 Mactaggart and Mickel Homes England is promoting this land for residential led development.
- 2.3 With respect to its physical characteristics, the site is irregularly shaped and extends to approximately 10.34 hectares in size. The site is generally flat, varying between approximately 38.5m AOD to the south-east corner and 37.5m AOD to the northern edge along Lodge Road.
- 2.4 The site comprises of an area of open fields used for grazing horses. It is well defined by a boundary of trees and hedgerows. There is also a short line of trees within the north western part of the site (the triangular area of land off Lodge Road). The southern boundary is bordered by allotments and existing rear gardens. The north-eastern boundary is more open, allowing short views to the settlement from the north. To the west of the site is a wooded boundary and then open fields with Dinton Pastures Country Park beyond. The site directly abuts existing residential areas with the majority of the settlement of Hurst located to the south and east of the site, although there are a number of properties to the north of the site in the settlement Whistley Green with a small field between these properties and this site. The site is currently private land and not open to existing residents with no Right of Way for the public through the site, and there is no footpath along the southern end of Tape Lane.

### Site Constraints

- 2.5 The site is not regarded as a 'sensitive area' as defined in the EIA regulations. However, a number of environmental constraints have been identified and assessed in the accompanying technical surveys and reports (as listed at paragraph 1.10 of this report).

### *Ecology*

- 2.6 An ecological survey has been carried out on the site, supplemented by obtaining baseline data from the local records centre and Phase 2 bat activity surveys. The site is heavily grazed by ponies and has been assessed to be of overall limited ecological value. The site is not statutorily or otherwise designated with no important habitats or features recorded. Some [REDACTED] common species of bats have been recorded foraging on the site. [REDACTED]

[REDACTED] There are no buildings or structures on the site that could provide roosting opportunities for bats and all existing mature trees are scheduled to be protected and retained, as part of the scheme. The Ecological Survey assessment considers there to be no over-riding ecological constraints and a range of specific and generic mitigation can be implemented along with sensitive design and management of the site to provide ecological enhancements.

- 2.7 The site is located within 2km of Dinton Pasture's Country Park. Dinton Pastures is classed as a Local Wildlife Site (LWS) and falls within the Loddon Valley Gravel Pits, a Berkshire Conservation Target Area. Lavell's Lake (located within the Dinton Pastures Country Park) is also noted as a Local Nature Reserve (LNR), with the Lodge Wood & Sandford Mills Site of Special Scientific Interest (SSSI) located adjacent to the north-western boundary of the park. The proposals would not have a significant adverse effect on these designated sites.

### *Heritage*

- 2.8 A review of the available evidence has confirmed that the study site does not contain any known designated and non-designated archaeological assets. Based on the proximity to known archaeological sites, the study site has a moderate potential for Prehistoric and Iron Age/Roman remains and a low potential for all other past periods. As such, the groundworks associated with the proposed development are considered likely to have a limited effect on any potential archaeological remains which may be present within the study site. There is considered to be low potential for remains of National Significance that would pose a design or planning constraint.
- 2.9 The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area have been assessed; none are considered sensitive to change by the proposed development.
- 2.10 The proposed development would not have a direct physical impact on any designated heritage assets. The assessment has considered the setting and significance of Elder Cottage, Parkers Cottage, Bower Cottage and Buttercups (all grade II listed). With a carefully considered quality layout utilising appropriate density and massing and sensitive and appropriate landscaping and planting, the development will be likely to result in no harm on the designated heritage assets.



*Highways*

- 2.11 A primary highway access will be formed from Lodge Road using a ghosted right turn lane.
- 2.12 Following a preliminary discussion with WBC Highways we have been informed that a secondary access may be needed. A secondary access would be from the northern end of Tape Lane designed to minimise the number of vehicles using the lower part of Tape Lane which is relatively narrow. The secondary access (at the northern end of Tape Lane) would serve a small number of units and would not provide a 'cut through'. The traffic impact / increase in vehicular movements would have a minimal impact on the surrounding highway network and would not have any significant effect.

*Drainage*

- 2.13 The site is located within Flood Zone 1 and therefore has a low probability of flooding from Rivers or Sea. Parts of the site are also shown to be located within areas with low to high risk of surface water flooding. The site is also shown to be located within Source Protection Zone III (Total Catchment). Flows from the site will be controlled to greenfield runoff rates and SuDS incorporated accordingly.

*Landscape*

- 2.14 The effects on the landscape elements will be limited to the removal of land in equestrian pastoral use and removal of small lengths of hedgerows with a view to minimising any tree loss. The green infrastructure elements that are proposed as part of the scheme will introduce substantial native and orchard type tree and understorey planting, wildflower meadow creation and the planting of ornamental and fruiting species within street frontages. These elements will link into the existing surrounding green infrastructure network and provide additional enhancement. The visual baseline of the local area will change only within close proximity of the site, with the previously described additional planting forming visual barriers and filters in the local area which will blend with the local areas generally well vegetated nature.

**Planning History**

- 2.15 There have been a number of applications related to the current use of the site which have been refused.

**Proposed Development**

- 2.16 The proposed development will comprise of up to 300 homes, open space, pedestrian and cycle links and other associated infrastructure as well as an all modes access to Lodge Road, which would utilise the existing gated access.

2.17 There is potential for an additional access to come forward at the northern end of Tape Lane to serve a small number of units (WBC Highways have advised that this may be needed). Whilst the technical work is still on-going, for the purposes of screening, the options of one access from Lodge Road or two accesses (one from Lodge Road and one from Tape Lane) have been included.

2.18 The proposed description of development is as follows;

2.19 *“Outline planning permission for the development of up to 300 homes, open space, pedestrian and cycle links and other associated infrastructure and primary vehicular access via the existing Lodge Road gated access with required improvements (all matters reserved except for access).”*

2.20 The key elements of the emerging proposals are explained below:

- All modes access from Lodge Road
- A potential secondary access at the northern end of Tape Lane serving a small number of units
- Up to 300 homes including 40% affordable homes
- Housing mix comprising 1, 2, 3, 4 & 5 bed units
- Density of between 35 – 45 dph
- Homes in blocks of varying heights of no more than 4 storey (and generally 2 – 3 storey)
- Development within a landscaped setting
- Pedestrian connections through the site and linking the site to Dinton Pastures

#### **Construction Phase Description**

2.21 It is anticipated that the construction stage would commence in 2022 following the grant of planning permission and would extend for a period of approximately 6 years thereafter.

#### **Mitigation**

2.22 During construction and operational phases, standard best practice measures would be used to minimise any adverse effects.

2.23 During construction, mitigation would be provided in the form of a Construction Environment Management Plan ('CEMP'). Works on site would also be undertaken in accordance with the recommended arboricultural, ecological and archaeological protection measures recommended in the surveys and assessments conducted in support of the proposed planning application.

2.24 Additionally, the construction will occur in accordance with all consents, permissions and licences, as may be issued by the Environment Agency, Natural England, Historic England, the LHA, LPA, and any other statutory bodies as relevant.

2.25 During the operational phase, the following embedded mitigation would be embedded into the proposed development:

- Design to reflect heritage assets
- Open Space with Play areas
- A Travel Plan will be prepared in accordance with Wokingham Borough Council's Residential Travel Plan Guidance (WBC, 2017b) to encourage sustainable travel
- SuDs
- Landscaping including screening
- Recreational facilities
- Cycling and walking will be promoted by the design of the masterplan to ensure that the site is fully integrated to the surrounding community.
- Buildings will accord with Building Regulations
- Measures will be included to reduce energy consumption and limit the impact on climate change
- Recycling will be designed into the scheme
- Lighting strategy taking into account ecology
- Designing out crime

### **Technical Work**

2.26 Technical work has been undertaken in relation to the site by the following consultants:

- Motion – Highways & Drainage
- AAE Environmental – Ecology
- Mark Welby Arboricultural Consultant – Trees
- LVIA Ltd. – Landscape
- Orion Heritage – Heritage & Archaeology

### 3. EIA SCREENING: SCHEDULES, THRESHOLDS AND CRITERIA

3.1 EIA Regulation 6 indicates that, when determining if a proposed development constitutes EIA development, regard should be had to whether;

- The proposed development is listed in 'Schedule 1';
- The development proposal is listed in 'Schedule 2';
- The site is located in a 'sensitive area' or could affect a sensitive area;
- The proposals meet the relevant thresholds and criteria defined in Schedule 3; and,
- The proposal would lead to likely 'significant effects' on the environment.

#### **Schedule 1**

3.2 The EIA Regulations confirm that projects falling under Schedule 1 will always need to be subject to EIA. The proposed development at Land east of Lodge Road, Hurst is not Schedule 1 development.

#### **Schedule 2**

3.3 Projects of a type listed under Schedule 2 may be classed as EIA development, subject to the site's location (including if it is within a sensitive area) and/or whether any of the thresholds or criteria (identified under Schedule 2, Column 2) are met.

3.4 The EIA Regulations, 2 (1), and the PPG (paragraph 032), define sensitive areas as 'Sites of Special Scientific Interest ('SSSI') and European Sites; National Parks, the Broads and Areas of Outstanding Natural Beauty ('AONB'); and, World Heritage Sites and Scheduled Monuments. The PPG adds that;

*"In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required."*

3.5 It is further noted that 'Schedule 2' development proposals on sites in proximity to sensitive areas, and which may result in significant effects, may also require EIA. However, the PPG also confirms that it *"does not follow that every Scheduled 2 development in (or affecting) these [sensitive] areas will automatically require and Environmental Impact Assessment."*

3.6 The proposed development site does not contain a 'sensitive area' as defined in Regulations.

- 3.7 Dinton Pastures is located within 2km of the site. It is a LWS and falls within the Loddon Valley Gravel Pits, a Berkshire Conservation Target Area. Lavell's Lake (located within the Dinton Pastures Country Park) is also noted as a LNR, with the Lodge Wood & Sandford Mills SSSI located adjacent to the north-western boundary of the park approximately 2km away from Land east of Lodge Road. However, it is not considered that these sites trigger the need for EIA because Dinton pastures is not statutorily designated and a range of standard control measures can be implemented to avoid/reduce any impact on nearby sites during the construction phase, which can be detailed within a site wide Construction Environmental Management Plan (CEMP). In addition, the scheme will be sensitively designed with a range of both formal and informal public open space to provide on-site areas for recreational activities for the new residents and their pets. It is considered that as a result of a sensitively designed scheme any off-site impacts from increase disturbance from new residents will be minimal.
- 3.8 While there are no other 'sensitive area's' within close proximity to the site, a review of the available evidence has confirmed that the study site does not contain any known designated and non-designated archaeological assets. Based on the proximity to known archaeological sites, the study site has a moderate potential for Prehistoric and Iron Age/Roman remains and a low potential for all other past periods. As such, the groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site. There is considered to be low potential for remains of National Significance. The study site contains no designated archaeological assets.
- 3.9 The setting of designated heritage assets in the wider area have been assessed and it is considered that the development will be likely to result in no harm on the setting and significance of Elder Cottage, Parkers Cottage, Bower Cottage and Buttercups all designated Grade II Listed.

### **Schedule 3 – Selection Criteria for Screening Schedule 2 Development**

- 3.10 The third Schedule of the EIA Regulations sets out the selection criteria for Screening Schedule 2 Development, relating to site / project specific matters. These are:

#### *Characteristics*

- a) The size and design of the whole development;
- b) Cumulation with other existing development and/or approved development;
- c) The use of natural resources, in particular land, soil, water and biodiversity;
- d) The production of waste;
- e) Pollution and nuisances;
- f) The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and

- g) The risks to human health (for example, due to water contamination or air pollution).

*Location*

- a) The existing and approved land use;
- b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground ; and,
- c) The absorption capacity of the natural environment.

*Potential Impact:*

- a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- b) The nature of the impact;
- c) The transboundary nature of the impact;
- d) The intensity and complexity of the impact;
- e) The probability of the impact;
- f) The expected onset, duration, frequency and reversibility of the impact;
- g) The cumulation of the impact with the impact of other existing and/or approved development; and,
- h) The possibility of effectively reducing the impact.

**Schedule 4 - Consideration of Cumulative Effects**

- 3.11 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

*“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”*

- 3.12 The table below identifies and describes ‘approved schemes’, which have been granted planning permission, within the surrounding area. These schemes are either located in proximity to the site, or otherwise have some relationship to the site / proposals, and therefore merit consideration. Emerging local plan allocations or planning applications not yet determined are also considered in Table 3.2.

### Potential Cumulative Schemes

3.13 Table 3.1 identifies approved schemes within the area surrounding the site.

| Table 3.1 – Approved Schemes                                     |   |  |
|--|---|--|
| Site and Planning Reference                                      | Summary Description   | Distance to Project Site                       |
| Valley Nurseries, Whistley Green, Hurst<br><br>Reference: 162219 | Full planning application for the proposed erection of 16 no. dwellings with garages and parking spaces with new access to Whistley Green, following the demolition of derelict greenhouses | Less than 0.3 km away (just north of the site) |
| Bridge House Nursing Home, Twyford                               | Ref. 192201. Planning permission for continuing care retirement community, including nursing facilities and 131 extra care units. (First Phase complete).                                   | Approximately 2.4km away                       |
| Bell Farm, Bell Foundry Lane, Wokingham<br><br>Reference: 161839 | Erection of 128 dwellings and associated areas of suitable alternative natural green space (SANG) and open space  | Approximately 4.8km away                       |
| Toutley Depot  | Ref. 193206. Planning permission for redevelopment of Toutley depot.  | Approximately 6.4km away                       |

3.14 Emerging local plan allocations or planning applications not yet determined are detailed below in Table 3.2:

| Table 3.2 – Potential Schemes |   |                          |
|-------------------------------|---|--------------------------|
| Site and Planning Reference   | Summary Description                         | Distance to Project Site |
| Bridge Farm, Twyford          | Site allocation / application for 200 homes | 3.3km away               |

|  |  |                           |
|--|--|---------------------------|
| Toutley East (adjacent to Toutley depot) | Ref. 211777 (pending determination). Outline application for 130 homes and a 70 bed care home. | Approximately 6.4 km away |
|--|--|---------------------------|

### Planning Practice Guidance: Indicative Thresholds (for Schedule 2 Projects)

- 3.15 The Planning Practice Guidance (PPG), at paragraphs 057 and 058, indicates that the threshold for determining whether a proposal requires EIA, correlates with the relative environmental sensitivity of the location. Paragraph 032 clarifies that an Environmental Impact Assessment is more likely to be required if the project affects the features for which the sensitive area was designated.
- 3.16 The table below outlines the indicative criteria and thresholds identified in the PPG, alongside issues that are likely to be considered. The 'Development Type' is '10(b) Urban development projects'.

| Table 3.3 – Urban Development Projects   |   |   |  |
|--|---|---|--|
| Development Type   | Schedule 2 Criteria and Thresholds  | Indicative Criteria and Threshold   | Key Issues to Consider   |
| 10(b) Urban Development Projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas | (i) The development includes more than 1 hectare of urban development which is not dwelling house development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares. | Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:<br>(i) area of the scheme is more than 5 hectares; or<br>(ii) it would provide a total of more than 10,000 sq m of new commercial floorspace; or<br>(iii) the development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings). | Physical scale of such developments, potential increase in traffic, emissions and noise. |

- 3.17 The thresholds and criteria identified above are assessed against the site and the proposed development in Section 4, overleaf.



## 4. EIA SCHEDULE 2: SCREENING ASSESSMENT

### Schedule 2 Assessment

- 4.1 The following section of this report considers the proposed development against the 'Schedule 2' criteria and thresholds set out in the EIA Regulations, and the indicative criteria and thresholds presented in the Planning Practice Guidance (as summarised in the proceeding section of this report).
- 4.2 The development proposals are first considered against Schedule 2, 10 (b) Urban Development Projects'.
- 4.3 Table 4.1 below reviews the criteria identified above in relation to the proposed development, as assessed against development type 10 (b) (column 2 of Table 3.3 above).

| Table 4.1 - EIA Regulations: Schedule 2 Thresholds and Criteria   |  |
|---|--|
| Schedule 2, 10 (b) Urban Development Projects   |  |
| EIA Regs. Applicable Thresholds and Criteria  | Assessment of the Proposed Development   |
| (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares | The site comprises 10.34 hectares and the proposals comprise up to 300 homes. Although the proposed development falls above the thresholds in Schedule 2 10(b) Urban Development Projects (i.e. over 150 homes on a site over 5 hectares), exceeding these thresholds does not automatically mean that a proposal represents EIA development. Rather, a proposal is only EIA development if it is considered that it would give rise to significant adverse environmental effects. The proposals would not trigger the PPG Annex A EIA Thresholds which is covered in more detail below and would not lead to significant adverse effects. Therefore an Environmental Statement (ES) should not be required. |

- 4.4 Table 4.2 overleaf reviews the criteria identified above in relation to the proposed development, as assessed against the criteria and thresholds set out in the PPG (columns 3 and 4 of Table 3.3 above).

**Table 4.2 - Indicative PPG Thresholds and Criteria, and 'Key Issues for Consideration'**

| Schedule 2, 10 (b) Urban Development Projects  |  |
|--|--|
| <p>Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed:</p> <p>(i) area of the scheme is more than 5 hectares; or</p> <p>(ii) it would provide a total of more than 10,000 sq m of new commercial floorspace; or</p> <p>(iii) the development would have significant urbanising effects in a previously non urbanised area (e.g. a new development of more than 1,000 dwellings).</p> | <p>The site comprises 10.34 hectares of primarily grazing land and is not previously developed. As a consequence of its current use, it is unlikely that the site will be contaminated in any significant way.</p> <p>As such the key issue for consideration is whether the development would have 'significant urbanising effects'. The proposals comprise 300 homes with open space, landscaping, recreational facilities, an all modes access to Lodge Road and a potential secondary access to Tape Lane. The proposed development comprises substantially less than the '1,000 dwellings' figure cited set out in the PPG threshold and therefore would not lead to a significant urbanising effect.</p> <p>Additionally, although currently located in the 'countryside' (beyond the settlement boundary) the site abuts the existing urban area to the north, east and south and is bound on two sides by existing roads. The site is sustainably located in close proximity to the local shop and facilities.</p> <p>Whilst the proposals will result in additional vehicular movements, these will not be of a scale that has potential to result in more than localised impacts.</p> <p>On this basis, the proposals do not represent EIA development, under Schedule 2, 10(b).</p> |

## 5. EIA SCHEDULE 3: SCREENING ASSESSMENT

### Schedule 3 Assessment

- 5.1 The following section considers the proposed development against the 'Schedule 3' criteria and thresholds set out in the EIA Regulations, (as summarised in the proceeding Section 3 of this report).

| Table 5.1 - Schedule 3 Criteria  |   |
|--|---|
| Characteristics of the Development   |   |
| a) The size and design of the whole development.   |   |
| Does the size of the development fit with the existing environment?  | <p>The site abuts the built up area of Hurst village and is naturally constrained by Tape Lane and Lodge Road with existing development on three sides to the north, east and south. The site therefore sits well within the built up area and does not seek to extend Hurst beyond the existing road network.</p> <p>While the site area extends to 10.34 hectares the proposals include for open space and landscaping as well as built form.</p> |
| Does the design of the development fit with the existing environment?  | <p>The developable area is contained within the site and adjoins the existing residential development within Hurst. Screening and landscaping to existing dwellings will be provided along with biodiversity enhancements. The design of the development responds effectively to the existing environment.</p>  |
| b) Cumulation with other existing development and/or approved development.   |   |
| 12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase? | <p>The development comprises up to 300 homes. These additional homes will not give rise to an unacceptable level of impact during either the construction or operational phase when considered together with other planned developments in the area (of which there are no allocations (including proposed allocations) or permitted developments significant enough to trigger an EIA due to the cumulative effects).</p>                          |
| Could this project be regarded as part of a larger development project and can it proceed as a separate application?   | <p>This project does not form part of a larger development. It is standalone and does not necessitate any strategic scale infrastructure.</p>   |

|   |  |
|---|--|
| c) The use of natural resources, in particular land, soil, water and biodiversity.  |  |
| 1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?   | No, the construction will not involve actions which will cause substantial physical changes to the topography of the area.   |
| 1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply? | No, the project will not use natural resources above or below ground which are non-renewable or in short supply.   |
| (d) The production of waste   |  |
| 2.1 Will the project produce solid wastes during construction or operation or decommissioning?  | Waste will be produced during the construction stage of the project. This will be reused within the site boundary where possible, or stored and then sustainably disposed of. A Construction Environmental Management Plan (CEMP) or similar will be prepared to manage the disposal of waste during construction. |
| (e) Pollution and nuisances.  |  |
| 3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?   | No, the project will not release pollutants or any hazardous, toxic or noxious substances into the air.  |
| 3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?  | There is potential for localised noise and vibration impacts during the construction phase. These impacts will be mitigated and controlled through a CEMP.   |
| 3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?                  | No, subject to appropriate avoidance / mitigation measures during the construction phase (secured with CEMP), the project will not lead to the risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea.                 |

|  |   |
|--|---|
| 3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?  | <p>No, there are no areas on or around the location which are already subject to pollution or environmental damage.</p> <p>The site is situated some distance (approximately 2.2 km) from the Twyford AQMA, so residents will not be negatively affected. An Air Quality Assessment will Accompany the application.</p>   |
| (f) The risk of major accidents and/or disasters relevant to the development concerned.  |   |
| 4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?   | <p>No, there will be no risk of major accidents as a result of the proposed development. The site is contained to EA Flood Zone 1 and the River Loddon / Dinton Pastures lakes and associated floodplain is approximately 750m from the site.</p>   |
| (g) The risks to human health  |   |
| 4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)  | <p>It is not considered that the project will present a risk to human health. Any potential risks arising during the construction phase would be mitigated and addressed via the CEMPs.</p> <p>The site is situated some distance (approximately 2.2 km) from the Twyford AQMA, so residents will not be negatively affected by particulate level exceedances. An Air Quality Assessment will Accompany the application.</p>  |
| <b>Location of the Development</b>   |   |
| Existing and approved land use   |   |
| 10.1 Are there existing land uses or community uses on or around the location which could be affected by the project or is the site undeveloped? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, | <p>The site is currently used for grazing and there is no public access. The existing horse grazing will be lost as an inevitable consequence of the proposed development. However, the site would not be a viable agricultural unit, owing to its size and location and there are other areas of land, further away from the settlement boundary, suitable for grazing.</p> <p>The site is bounded by residential dwellings and allotments to the south, by Tape Lane and residential development to the east and by Lodge Road to the west.</p> |

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| <p>places of worship, leisure /sports / recreation.</p>  | <p>The north of the site is in close proximity to a new residential development of 16 dwellings. A primary school is located in close proximity as well as a church and post office in the village shop.</p> <p>During the construction phase there is potential for impacts on these receptors. Conventional avoidance and mitigation measures will therefore be set out in a CEMP or similar, to preserve their amenity and ensure the safety of people in the immediate vicinity of the construction site.</p> <p>Accordingly, the location of the proposed development will not result in significant adverse effects. Any minor impacts will be localised in nature and be capable of control through the usual development management process.</p> <p>Any impact resulting from the development on the neighbouring community will be limited and short-term.</p> |
| <p>The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground.</p>  |   |
| <p>1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals, soil, land, water, biodiversity?</p> | <p>No, there are no areas on or around the site which contain important high quality or scarce resources which could be affected by the project.</p>  |
| <p>The absorption capacity of the natural environment</p>  |   |
| <p>8.1 Are there any designations and if so indicate the level of designation (international, national, regional or local).</p>  | <p>The site is not subject to any international, national, regional or local designations, relating to biodiversity.</p> <p>Dinton Pastures is located within 2km of the site. It is a LWS and falls within the Loddon Valley Gravel Pits, a Berkshire Conservation Target Area. Lavell's Lake (located within the Dinton Pastures Country Park) is also noted as a LNR, with the Lodge Wood &amp; Sandford Mills</p>   |

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|  | <p>SSSI located adjacent to the north-western boundary of the park approximately 2km away from Land east of Lodge Road. However, it is not considered that these sites trigger the need for EIA because Dinton pastures is not statutorily designated and a range of standard control measures can be implemented to avoid/reduce any impact on nearby sites during the construction phase, which can be detailed within a site wide Construction Environmental Management Plan (CEMP). In addition, the scheme will be sensitively designed with a range of both formal and informal public open space to provide on-site areas for recreational activities for the new residents and their pets. It is considered that as a result of a sensitively designed scheme any off-site impacts from increase disturbance from new residents will be minimal.</p>   |
| <p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? E.g. (i) wetlands, riparian areas, river mouths; (ii) coastal zones and the marine environment; (iii) mountain and forest areas; (iv) nature reserves and parks; (v) European sites and other areas classified or protected under national legislation; (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a</p> | <p>There are no habitats of international, national, county or local importance that would be directly affected by the proposals.</p> <p>Dinton Pastures is located within 2km of the site. It is a LWS and falls within the Loddon Valley Gravel Pits, a Berkshire Conservation Target Area. Lavell's Lake (located within the Dinton Pastures Country Park) is also noted as a LNR, with the Lodge Wood &amp; Sandford Mills SSSI located adjacent to the north-western boundary of the park approximately 2km away from Land east of Lodge Road. However, it is not considered that these sites trigger the need for EIA because Dinton pastures is not statutorily designated and a range of standard control measures can be implemented to avoid/reduce any impact on nearby sites during the construction phase, which can be detailed within a site wide Construction Environmental Management Plan (CEMP). In addition, the scheme will be sensitively designed with a range of both formal and informal public open space to provide on-site areas for recreational activities for the new residents and their pets. It is considered that as a result of a sensitively designed scheme any off-site impacts from increase disturbance from new residents will be minimal.</p> |

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| <p>failure; (vii) densely populated areas; (viii) landscapes and sites of historical, cultural or archaeological significance.</p>   | <p>There is a Tree Preservation Order (TPO) on site. An arboricultural report will accompany the application and the emerging design seeks the retention of trees.</p> <p>The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area have been assessed; none are considered sensitive to change by the proposed development.</p>  |
| <p>5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?</p> | <p>There are existing watercourses (a stream) within the site area which will be retained, and an appropriate buffer will be provided adjacent to the watercourses to provide a wildlife corridor and allow access for maintenance.</p> <p>The site is located within Zone III (Total Catchment) Source Protection Zone. This shows the total catchment area needed to support the abstraction or discharge from the groundwater source, however the proposals will not impact on the source protection zone.</p> <p>The site is located within Flood Zone 1 and therefore has a low probability of flooding from river or sea. The site is approximately 750m from the River Loddon and Dinton Pastures Lakes flood area.</p> <p>Parts of the site are shown to be located within areas at low risk of surface water flooding. There are areas shown to be at medium to high risk of surface water flooding, but these are coincident with channels of existing watercourses and will not be affected by the proposals.</p> |
| <p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>                   | <p>Surveys undertaken indicate that there are no ecological constraints, which preclude the proposed development.</p> <p>common species of bats have been recorded foraging on the site. The trees used for bat foraging will be retained. No other protected species or habitats to support them have been recorded on the site.</p> <p>Dinton Pastures is located within 2km of the site. It is a LWS and falls within the Loddon Valley Gravel Pits, a Berkshire Conservation Target Area. Lavell's Lake</p>  |



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|   | <p>(located within the Dinton Pastures Country Park) is also noted as a LNR, with the Lodge Wood &amp; Sandford Mills SSSI located adjacent to the north-western boundary of the park approximately 2km away from Land east of Lodge Road. However, it is not considered that these sites trigger the need for EIA because Dinton pastures is not statutorily designated and a range of standard control measures can be implemented to avoid/reduce any impact on nearby sites during the construction phase, which can be detailed within a site wide Construction Environmental Management Plan (CEMP). In addition, the scheme will be sensitively designed with a range of both formal and informal public open space to provide on-site areas for recreational activities for the new residents and their pets. It is considered that as a result of a sensitively designed scheme any off-site impacts from increase disturbance from new residents will be minimal.</p> <p>A full suite of appropriate biodiversity assessments and protected species surveys will accompany the planning application, for consideration by the LPA. These reports will set out recommendations, which will further inform the scheme design and which will be incorporated into a CEMP, to avoid and mitigate impacts during the construction phase.</p> <p>Accordingly, the proposals would not give rise to significant adverse effects on any ecological receptors.</p> |
| 7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / nonclassified areas or features of high landscape or scenic value on or around the location which could be affected by the project? | <p>No areas or features that are protected for their landscape or scenic value will be affected.</p> <p>A public right of way network sits in the local area, but any change to this network is likely to be very limited in nature. There is no PROW within the site.</p>  |
| 7.2 Is the project in a location where it is likely to be highly visible to many people? (If so,  | <p>The potential for change in the local area is very limited due to the existing well vegetated baseline that forms a landscaping enclosure on all edges of the development</p>  |

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| <p>from where, what direction, and what distance?)</p>   | <p>to the proposed development along with existing residential dwellings that sit close by the site boundary.</p> <p>The planning application will be supported by a full Landscape and Visual Impact Assessment (LVIA).</p> <p>Accordingly, the proposed development will not result in significant adverse impacts in respect of landscape or visual impacts.</p>   |
| <p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)?</p> | <p>A review of the available evidence has confirmed that the study site does not contain any known designated and non-designated archaeological assets. Based on the proximity to known archaeological sites, the study site has a moderate potential for Prehistoric and Iron Age/Roman remains and a low potential for all other past periods. As such, the groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site. There is considered to be low potential for remains of National Significance that would pose a design or planning constraint.</p> <p>The study site contains no designated archaeological assets. The setting of designated archaeological assets in the wider area has been assessed; none are considered sensitive to change by the proposed development.</p> <p>The proposed development would not have a direct physical impact on any designated heritage assets. The assessment has considered the setting and significance of Elder Cottage, Parkers Cottage, Bower Cottage and Buttercups (all grade II listed). With a carefully considered quality layout utilising appropriate density and massing and sensitive and appropriate landscaping and planting, the development will be likely to result in no harm on the designated heritage assets.</p> |
| <p>9.1 Are there any transport routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>   | <p>There are public rights of way (PROW's) and bus routes in the vicinity of the site which will be used by residents of the site, which is considered to be beneficial.</p>  |

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|  | <p>The proposals will not result in significant adverse impacts on the surrounding area, in terms of public accessibility.</p> <p>There are existing gated accesses into the site which will be utilised to create the proposed access/accesses.</p>   |
| 9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?  | <p>There are no junctions around the site which could be considered to suffer from significant congestion. The existing Wokingham Strategic Transport Model (WSTM4) will be used to assess the traffic impact of the site proposals and mitigation proposed where necessary in compliance with NPPF para 111 relating to cumulative severe impact.</p> <p>Any impacts will be localised in nature and will be capable of mitigation, through sustainability measures included within the design (such as enhanced pedestrian / cycle connectivity) and infrastructural improvements.</p> |
| 10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation. | <p>The site lies within a residential area of the village of Hurst. Any limited impact arising from the proposed development in the local community will be short-term and limited.</p>  |
| 10.2 Are there any plans for future land uses on or around the location which could be affected by the project?  | <p>No plans or future land uses would be affected by the project.</p>  |
| 11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to   | <p>No, the location is not susceptible to earthquakes, subsidence, landslides, erosion or extreme / adverse climatic conditions.</p>   |

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| present environmental problems?  |  |
| <b>Types and Characteristics of the Potential Impact</b>   |  |
| (a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected). |  |
| Will the effect extend over a large geographical area?   | No, the effect of the development will be localised.   |
| What size of population will be effected?  | The effect of the development will be limited to the local population with the greatest impacts experienced during the construction phase of development. Suitable mitigation to limit the effects on the population during the construction phase will be dealt with by the CEMP and during the occupational phase will be secured via CIL/S106 obligations.  |
| (b) The nature of the impact.  |  |
| What will be the nature of the impact be?  | <p>The effect of the development will be limited to the local population with the greatest impacts experienced during the construction phase of development. Such impacts can be addressed through conventional avoidance and mitigation measures, to be identified in a CEMP.</p> <p>The site will generate movement by residents and those visiting the site. This will be in the form of additional vehicles on the highway and additional use of footways, PROW's and public transport. These impacts will be assessed by a transport assessment submitted as part of the planning application. The nature of these impacts could potentially be additional queues or delays at junctions on the highway network. However, these localised effects would be mitigated. The additional movement on footways, PROW's and public transport will not be significant.</p> <p>The groundworks associated with the proposed development are considered likely to have an impact on any potential archaeological remains which may be present within the study site. It is anticipated that the LPA's archaeological advisor will require the site to be subject to archaeological evaluation, such as geophysical survey and/or trenching, the timing and</p> |

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|  | scope of which will need to be agreed with the LPA's archaeological advisor.  |
| (c) The transboundary nature of the impact.                                  |   |
| 13.1 Is the project likely to lead to transboundary effects?                 | No, the project will not lead to any transboundary effects.   |
| (d) The intensity and complexity of the impact.                              |   |
| Will the project scale be significantly large?                               | No, the project scale is not significantly large. The proposed development is also not reliant on complex infrastructure improvements, nor is in contingent on the delivery of additional land / sites.   |
| Will the project have complex effects?                                       | No, the project comprises housing development in a residential area.<br><br>There will not therefore, be any complex effects.   |
| (e) The probability of the impact.   |   |
| Is probability of the effect occurring high or low?                          | There will not be any significant effects as a result of the development. During the construction phase non-significant and localised impacts, on a small number of adjoining properties, are more probable. However, the likelihood of such impacts will be reduced through conventional measures set out in a CEMP and CTMP. The probability of the site being developed is high, following the grant of planning permission. |
| (f) The expected onset, duration, frequency and reversibility of the impact. |   |
| When is the expected onset of the impact?                                    | The construction and operational phases of the development are estimated to commence in 2022. The construction phase will take approximately 6 years to complete.   |
| What will be the duration of the impact temporary or permanent?              | The construction phase will lead to temporary impacts and the occupational phase to permanent impacts. However, as detailed above these will not be significant and mitigated where possible.   |
| What will be the frequency of the impact continuous or infrequent?           | Impacts during the construction phase will occur for a 6 year period, commencing in 2022.<br><br>Construction will be managed in accordance with a CTMP and CEMP. These documents will dictate hours and days of work. Construction-related impacts will vary   |

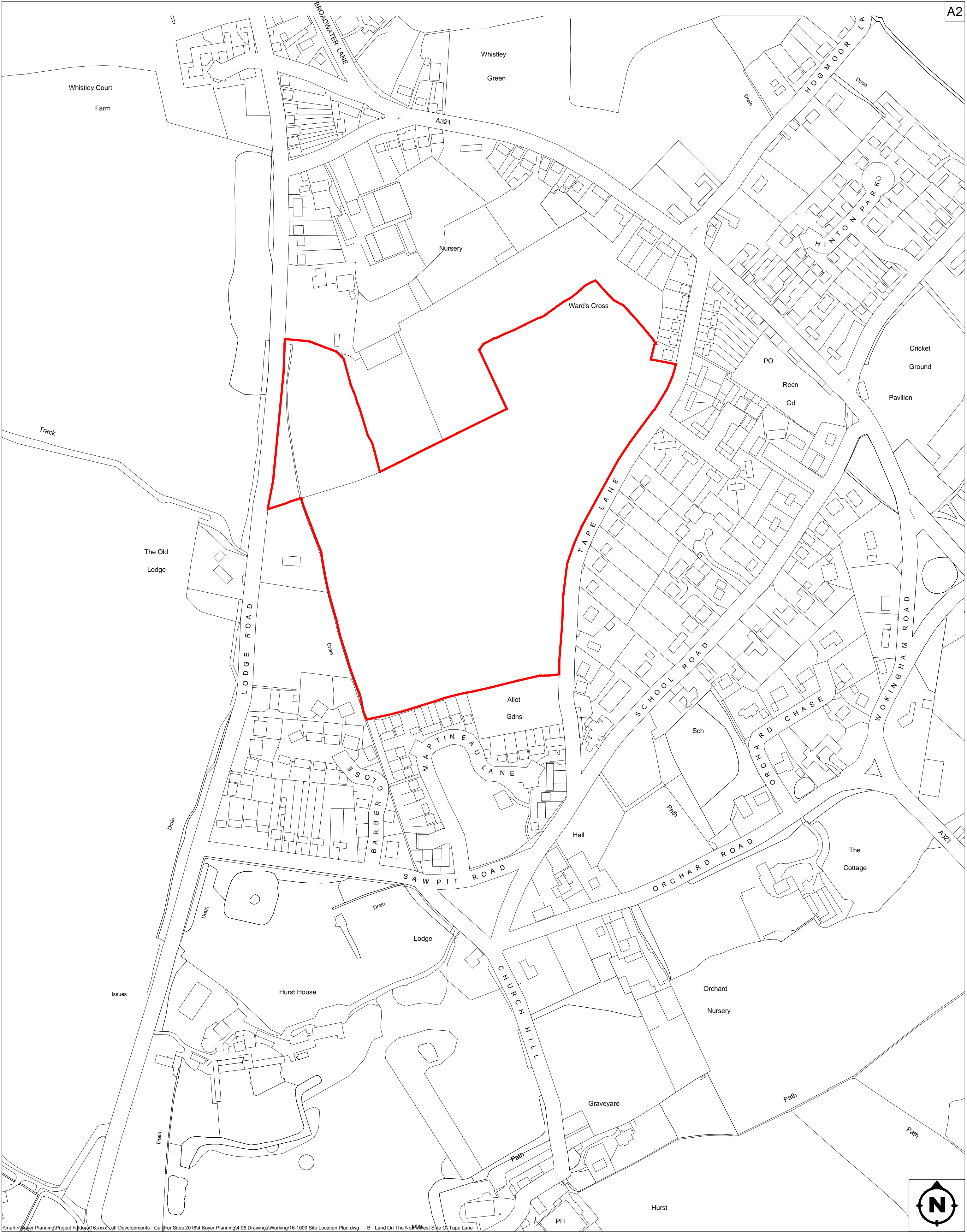
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|  | in frequency, depending on the activities undertaken. However, any such impacts will be localised in nature and will not give rise to significant adverse effects.  |
| Will the impact be reversible?   | Whilst the nature of redeveloping the site from its existing use will inevitably have permanent and non-reversible consequences, as set out above, the proposed development will not give rise to any significant impacts.  |
| (g) The cumulation of the impact with the impact of other existing and/or approved development.  |   |
| 12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase? | Given the scale of the proposed development, there would be no adverse impact when taking account of other approved and existing developments.  |
| (h) The possibility of effectively reducing the impact.  |   |
| What is the possibility of the likely impacts arising being effectively reduced?   | Suitable mitigation to limit the effects on the population during the construction phase will be dealt with by the CEMP and during the occupational phase will be secured via CIL/S106 obligations. These mitigation measures would be agreed through the planning process. |

## 6. CONCLUSION

- 6.1 Land east of Lodge Road, Hurst, which is the subject of this screening request, comprises 10.34 hectares and the proposals comprise up to 300 homes. Although the proposed development falls above the thresholds in Schedule 2 10(b) Urban Development Projects (i.e. over 150 homes on a site over 5 hectares), the proposals would not trigger the PPG Annex A EIA Thresholds (over 1,000 homes on a site of over 5 hectares). Therefore an Environmental Statement should not be required.
- 6.2 Having regard to the location, good connectivity to existing infrastructure, characteristics of the development, and the potential impacts, this proposal would not give rise to unusual complexities and will not result in likely significant effects on the environment.
- 6.3 During the construction phase, all potential impacts can be managed through conventional measures. These include CEMPs which can be agreed with the LPA and other consultees as relevant, and which are enforceable via planning conditions. Technical reports would accompany the planning application, dealing with relevant measures to be implemented to protect arboricultural, ecological and wider biodiversity interests during the construction stage. Development will take place in accordance with relevant licences, permits and consents, as may be issued by other statutory bodies, such as Natural England or the Environment Agency.
- 6.4 In the operational phase, the proposals will not result in likely significant environmental effects. The proposals concern the development of up to 300 homes, open space, pedestrian and cycle links and other associated infrastructure and vehicular access from Lodge Road.
- 6.5 As such, its operational effects are well understood and no material intensification beyond the limited levels described in this report.
- 6.6 Accordingly, it is maintained that the proposed development is not EIA Development, such that an Environmental Statements need not be submitted. The proposals will however be fully considered in the context of a planning application.

## **APPENDIX ONE – SITE LOCATION PLAN**





\\martin\boyer\Planning\Project Files\16.1009\16.1009 Luff Developments - Call For Sites 2016\4 Boyer Planning\4.05 Drawings\Working\16-1009 Site Location Plan.dwg - B - Land On The North West Side Of Tape Lane

Client  
Luff Developments Ltd

Boyer

cardiff | colchester | london | twickenham | wokingham

PROJECT TITLE  
Land on the north west side of  
Tape Lane, Hurst, Wokingham

DRAWING TITLE  
Site Location Plan

|               |       |             |            |
|---------------|-------|-------------|------------|
| DATE          | DRAWN | Checked     | Authorised |
| 03 Feb 2016   | SW    | CD          | MT         |
| NUMBER        | REV.  | SCALE       |            |
| 16.1009-B-001 | -     | 1:2500 @ A2 |            |

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|     |          |             |       |
|-----|----------|-------------|-------|
|     | 03/02/16 | First Issue | SW    |
| REV | DATE     | DESCRIPTION | DRAWN |
|     |          |             |       |
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## **APPENDIX TWO – VISION DOCUMENT**





MACTAGGART  
& MICKEL



# LODGE GREEN

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LAND TO THE EAST OF LODGE ROAD, HURST, BERKSHIRE  
**VISION DOCUMENT**

Produced by Boyer





# LODGE GREEN

## LAND TO THE EAST OF LODGE ROAD

### THE SITE

The site is located to the east of Lodge Road in Hurst, a village in the civil parish of St Nicholas Hurst in the county of Berkshire. Hurst is about 4 miles north of Wokingham, 3 miles north west of Winnersh and 2 miles south of Twyford. It is defined as a 'Limited Development Location' in the adopted Local Plan.

The village envelope of Hurst is currently a horseshoe shape, with the site surrounded by homes on the northern, eastern and southern sides, and by Lodge Road on the western side.

### 1. A LANDSCAPE LED VISION FOR HURST TO MEET LOCAL HOUSING & OPEN SPACE NEEDS

This site is capable of assisting Wokingham's housing delivery by accommodating much needed housing and affordable housing in the short term. The proposal will be designed to respond to the challenges presented by climate change, the recent COVID crisis and the lack of affordable and starter homes in Wokingham Borough.

The development will open up private land for use by all Hurst residents, provide homes catering to the needs of first-time buyers and young families including affordable housing, and provide significant areas of open space, play areas and new walking and cycling routes.







## 2. UNDERSTANDING HURST

### HURST - A SUSTAINABLE LOCATION

Hurst is located on the A321 Twyford – Wokingham Road. The A329(M) lies further south. Winnersh Triangle train station is within 15 mins and Twyford Train Station is within 6 mins cycling time along the A321 leading to Hurst Road which is also designated as a Green Route enhancement area in the Local Plan.

Hurst is served by a network of footpaths and bridleways that provide access to the open fields associated with Dinton Pastures Country Park to the west. The development would provide new connections to the existing footpath network and walks west of the village.

Parts of Hurst village fall within an area designated as having 'Buildings of Traditional Local Character and Areas of Special Character', although this does not extend to the site. Grade I Listed St. Nicholas Church and its immediate surrounds form the Conservation Area which is located further south of the site.

With good connectivity to public transport including the 128 and 129 bus services, the site presents an appropriate location to create a new high-quality, landscape-led development that works with the scale and existing architectural context of Hurst and helps to meet local housing needs.



Lodge Road with Dinton Pastures Country Park beyond



Local Bus Service



St Nicholas Primary School Hurst



Local Architecture



Hurst Village Hall



Sustainable location to meet local housing need





### 3. SITE CONTEXT

The site is located to the east of Lodge Road. Tape Lane lies to the east of the site. The land is enclosed by boundary trees and hedgerows. The southern boundary is bordered by allotments and existing long rear gardens. An existing drain runs along the western boundary. The north-eastern boundary is more open, allowing short views to the settlement to the north.

The site is generally flat and difference in topography varies between approximately 38.5m AOD to the south-east corner and 37.5m AOD to the northern edge along Lodge Road.

The site is currently private land and not open to existing residents. There is currently no Right of Way for the public through the site or a safe footpath along the south of Tape Lane. The development will open up access to the site to all residents. It will provide significant community open space and a footpath/cycleway along Tape Lane within the site boundary which will link to a wider network of paths for walking and cycling.



Site and photos location



Lodge Road access



Tape Lane allotments and rear of Martineau Lane houses



Lodge Road viewed further north of the site

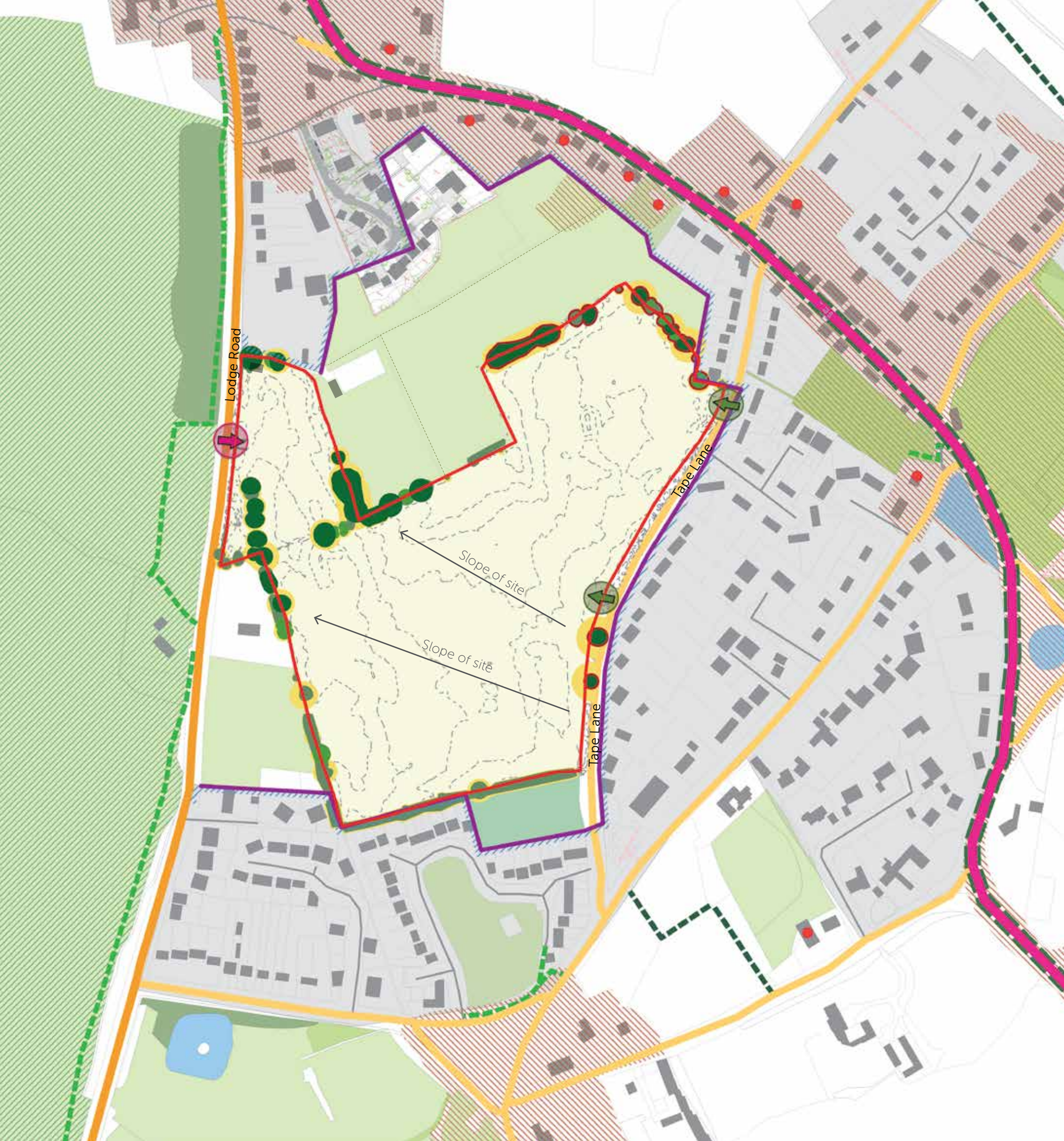


Existing gate/site access on Tape Lane



Photograph - view from the site looking south





## 4. SITE CHARACTERISTICS

The appointed consultant team has carried out a robust assessment of site features which show that there are no major constraints. Based on the sustainability of the site's location along with its enclosed and well defined landscape, the site would be suitable, viable and deliverable for the proposed development.

### Key

- Site boundary
- Existing topography
- Existing primary road
- Green Route
- Existing secondary roads
- Existing tertiary roads
- Public Rights of Way - Footpath
- Undesignated footpath
- Existing settlement extent of Hurst
- Edge of built form immediately abutting the site
- Areas of special character
- Grade II listed building
- TPO on site with root protection areas
- Existing trees on site and root protection areas (Cat A/B/C&U)
- Proposed all modes access
- Proposed pedestrian and cycle access







## 5. KEY CONSIDERATIONS



### Infrastructure Contributions

The proposed development would make financial contributions of approximately £7 million through CIL payments towards local infrastructure, including GP surgeries, local road network improvements, public rights of way and cycle improvements, public transport provision, education, open space, play areas, sports facilities, libraries, and health facilities.

In addition to this, there would also be further onsite infrastructure provision, including but not limited to: open space, play areas, new foot and cycle paths and rights of way open for all to enjoy; and off-site financial contributions secured through a S106 agreement.



### Education

We have undertaken a review of the Primary School provision in Hurst and note that there is capacity for new pupils from the proposed development within the village Primary School. In addition, beyond Hurst village, within a 3 mile radius, there are also a number of primary schools with capacity. In terms of secondary education there are a number of secondary schools within a reasonable distance that have capacity across all year groups.



### Drainage

The site is located within Flood Zone 1, meaning that it has less than a 1 in 1000 year chance of flooding and therefore it is at low risk of flooding from rivers. The majority of the site is at low risk of surface water flooding, with the only areas at risk being where the existing watercourses are located, which will be maintained and not developed.

Flows from the site will be restricted to greenfield rates and storage will be provided to attenuate the flows accordingly. The proposals will incorporate sustainable drainage systems (SuDS), which will include detention basins, swales and permeable paving. Controlling flows to greenfield rates and incorporating SuDS into the proposals will ensure that the development does not increase flood risk onsite, or to neighbouring properties.

The developer is working with Thames Water (TW) to ensure that the additional foul flows from the development can be accommodated in the TW network.



### Ecology

It is anticipated that the majority of the existing boundary vegetation will be retained and enhanced as part of the proposals with new habitats created, which can be managed for the benefit of wildlife.

An ecological survey has been carried out, supplemented by obtaining available baseline data from Thames Valley Environmental Records Centre. The findings from the survey and review of baseline data have provided information to assess the impact of the proposals on species and/or features of ecological/biodiversity value.

The site is of overall limited ecological value, with no habitats of international, national, county or local importance that would be directly affected by the proposals. The species recorded on the site can be described as common or abundant and are found in similar places across much of Britain with some limited bat foraging activity

Overall the findings of this ecological appraisal would indicate that there are no ecological constraints to preclude a residential development coming forward on this site. A range of specific and generic mitigation/enhancement measures will be suggested and, if implemented effectively, would reduce the impact of the works on local wildlife and protected species and increase the nature conservation value of the site in the long term, in accordance with Government guidance as set out in the National Planning Policy Framework.





Artist sketch of the proposed green available for use of the community







## 6. DESIGN PRINCIPLES

The proposals will provide the opportunity to open up private land for community use and provide significant green infrastructure and a network of walking and cycling routes. The following design principles have informed the concept masterplan framework.



### 1 - OPENING UP THE SITE FOR COMMUNITY USE

- The new development will be nestled within the horseshoe shaped settlement extent of Hurst, well defined and enclosed by the site's boundary vegetation, and will open up private land for publicly accessible open space which will facilitate safe pedestrian and cycle links between Tape Lane, Lodge Road and Dinton Pastures.
- The development would create a variety of open spaces across the site including semi-natural green spaces, play areas and a community orchard, opening up the site for local use.
- **A Community Green | 'Eyre Garden'** - A key benefit will be the new Community Green which will be the heart of the development.
- **'Eyre Way'** will also provide a safe and secure pedestrian and cycle route along the site's northern edge connecting Lodge Road to Tape Lane.



### 2 - PERMEABLE NETWORK OF ROUTES

- The new development will play a key role in connecting **Tape Lane** to **Dinton Pastures Country Park**.
- The development will provide the opportunity to **open up the site** and provide a safe desirable route from Tape Lane to Lodge Road and safe access for Hurst residents to a network of footpaths and the Country Park.
- Additional pedestrian / cycle access points will be provided on Tape Lane.
- All-modes access to the site is proposed off Lodge Road using the existing site access, with minimal intervention on the hedgerow and trees along Lodge Road.
- **A network of routes and streets will be integrated within the proposal to promote permeability and legibility. The network of routes will be varied in character from formal pedestrian/cycle links and informal paths.**



### 3 - CONTEXT RESPONSIVE PLACEMAKING

- **The development will respond appropriately to the varying edge conditions around the site and create a context responsive design.**
- The development will provide an opportunity to create a significant green link stretching across the site from east to west. This will open up views for residents and provide a direct green route connecting Tape Lane to Dinton Pastures Country Park.
- Eyre Garden will have visual connections through the site and will be defined through a considered architectural language framed by key buildings at the corners to create views and promote legibility.



To Twyford

Lodge Road

Eyre Way

Tape Lane

Eyre Garden

# 7. MASTERPLAN FRAMEWORK

Mactaggart & Mickel Homes is committed to delivering a high-quality development on the land east of Lodge Road. The site is in single private ownership and under the control of Mactaggart & Mickel Homes. It is available, viable and deliverable.

The development will provide up to 300 much needed new homes including affordable housing and significant public open space. The proposals will make significant contributions to existing community needs and infrastructure including a Community Infrastructure Levy (CIL) value of circa £7 million.

Mactaggart & Mickel Homes would welcome the opportunity to engage with Hurst Parish Council and Hurst residents to further shape the proposals for this site to meet the needs of the village through community participation and collaboration.

| LAND USE                                     | HECTARES  | ACRES |
|--|-----------|-------|
| Gross site area                              | 10.34     | 25.55 |
| Residential development area including roads | 6.98      | 17.25 |
| Open space provision                         | 2.78      | 6.86  |
| Infrastructure and drainage                  | 0.58      | 1.43  |
| Estimated number of new homes                | Up to 300 |       |

|                                    |      |      |
|------------------------------------|------|------|
| Parks and Gardens                  | 0.85 | 2.10 |
| Natural & Semi-natural Green space | 1.32 | 3.26 |
| Amenity Green space                | 0.5  | 1.23 |
| Play Provision                     | 0.04 | 0.09 |
| Allotments and Orchards            | 0.07 | 0.17 |

**Key:**

- Site boundary (10.34Ha/25.55Ac)
- Trees subject to Tree Preservation Order - Retained and integrated in proposals
- Natural and semi-natural green space
- Communal orchard
- Allotments
- Proposed attenuation basin
- Linear naturalistic play trail
- Proposed LAP - Local area of play
- Parking
- All-modes access
- Pedestrian and cycle access
- Proposed crossing
- Proposed indicative developable area (6.98ha/17.25ac)





Land east of Lodge Road, Hurst

Date: 12th July 2021

Prepared by Boyer

Project code: 21.2008

Written by CR

Checked by AB

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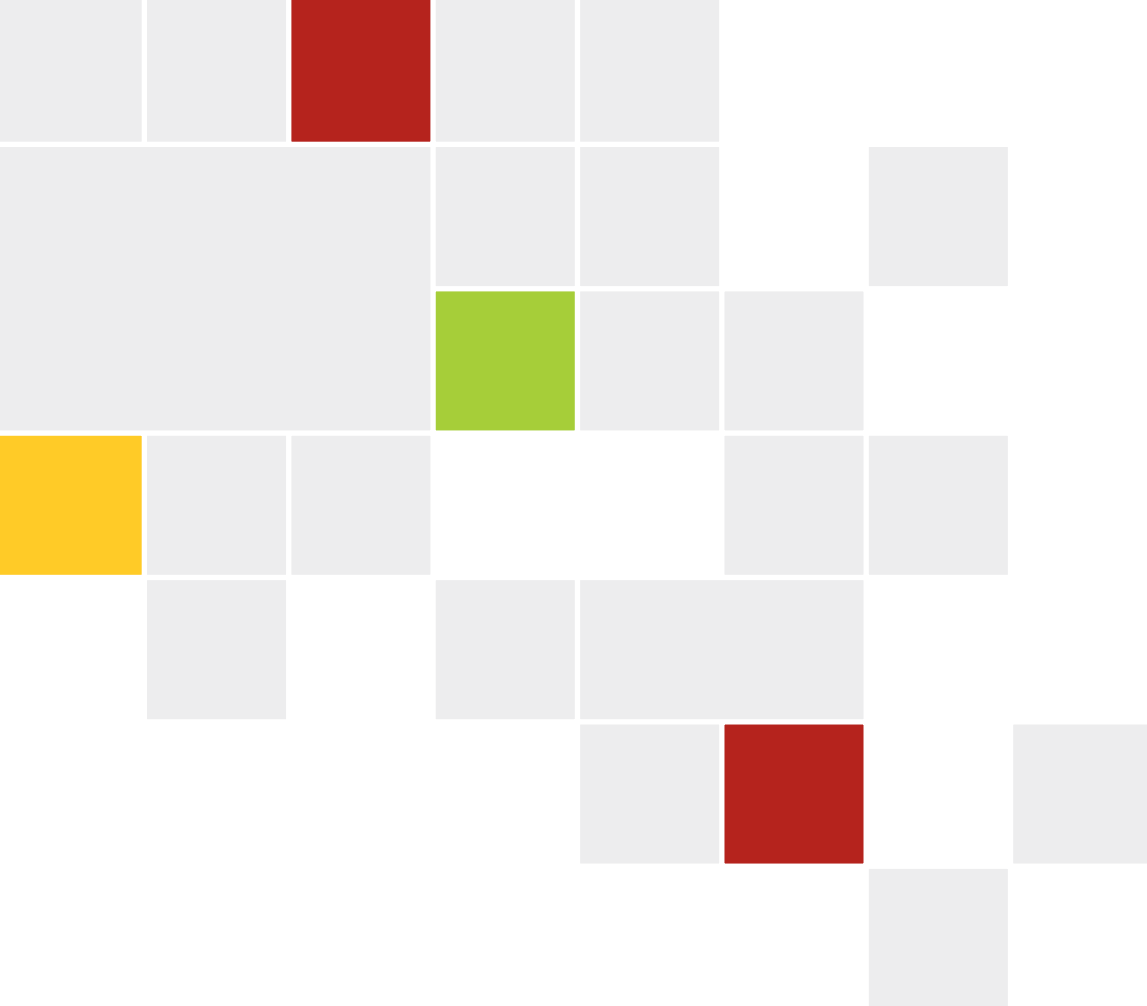
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