

Phillip Rawle  
Green Planning Solutions  
Unit D Lunesdale  
Upton Magna Business Park  
Shrewsbury  
SY4 4TT

Date 09 Sept 2011

Dear Mr Rawle

**Land at Walnut Tree Farm Almnors Road Chertsey Surrey KT16 0BH**

I refer to your client's request dated 24<sup>th</sup> August 2011, made pursuant to regulation 5(6) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (S.I. 1999/293) ("the 1999 Regulations"), for the Secretary of State's screening direction on the matter of whether or not the development your clients propose is 'EIA development' within the meaning of the 1999 Regulations.

The development proposed, namely extension and remodelling of the site for 28 mobile homes and 28 touring caravans for Gypsies falls within the description at paragraph 10 (b) of Schedule 2 to the 1999 Regulations and is located close to a number of sensitive areas (South West London Waterbodies Special Protection Area, Thorpe Park Gravel Pit no1 SSSI and Thames Basin Heath Special Protection Area). Therefore, the Secretary of State considers your client's proposal to be 'Schedule 2 development' within the meaning of the 1999 Regulations.

However, in the opinion of the Secretary of State and having taken into account the selection criteria in Schedule 3 to the 1999 Regulations, and having taken into account the views of Natural England and the Environment Agency. The proposal would not be likely to have significant effects on any of the surrounding nature conservation designations or protected species. Likewise whilst the Environment Agency have maintained concerns over the disposal of foul sewage, this impact is not likely as to be so great as to require assessment through EIA.

Accordingly, in exercise of the powers conferred on him by regulation 6(4) of the 1999 Regulations the Secretary of State hereby directs that the proposed development described in your client's request and the documents submitted with it, is not 'EIA development' within the meaning of

the 1999 Regulations. Any permitted development rights which your client's proposal may enjoy under the Town and Country Planning (General Permitted Development) Order 1995 (SI 418) are therefore unaffected.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

I am sending a copy of this letter to Runnymede Borough Council.

Yours sincerely

David Crook

Senior Planning Manager  
National Planning Casework Unit