

**Screening Opinion for the Former Brunel University , Runnymede Campus (F56.32.013)
In consideration of criteria in Environmental Impact Assessment Regulations**

Part One of Three

Is the proposed development listed in Schedule One		No
Is the proposed development listed in Schedule Two		Yes - 10(b)
Is the proposed development above the thresholds in the EIA Regulations	<u>Detail</u> Area of works exceeds 0.5 hectare	Yes
Is the proposed development above the indicative thresholds in Circular 2/99	<u>Detail</u> EIA is more likely to be required if the site area of the scheme is more than 5 hectares	Yes
	<u>Detail</u> In assessing the significance of urbanising effects will be key considerations.	Likely effects/No Likely effects
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		Yes/No
Is the proposal in or adjacent to other sensitive areas: <ul style="list-style-type: none"> • Local designations • Protected species • Biodiversity • Contaminated land • Public health 		Biodiversity Contaminated Land
Other possible consents/consenting bodies		

Consideration:

It is the Council's opinion that the proposed development to which this screening opinion relates is: Schedule 2 development within the meaning of the Town and Country Planning (Environment Impact Assessment) (England and Wales) Regulation 2011 (SI 2011 No1824) which is considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion taking into account the selection criteria set out in Schedule 3.

Accordingly, subject to any direction of the Secretary of State to the contrary, four copies of an Environmental Statement must accompany the planning application in support of this proposal.

It is also suggested that in scoping the ES the applicant consult Natural England in order to ensure the ES provided, will be sufficient to meet the information requirement for an "appropriate assessment" under Regulation 48, 49 and 54 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

Dated: 13.10.2011

Signed: 

B. Description of proposed development

Part 2 of 3

Site Visit

A site visit has not been undertaken in connection with this case.

Location of proposed development

Former Brunel University , Runnymede Campus

Physical proposed development

RU.11/0850 Extension of time for implementing outline planning permission reference RU.03/0112 granted for 14,500sqm of additional built accommodation and 222 car parking spaces

C. Consideration of possible impacts on the environment		
		Part 3 of 3
Issue	Comments	Significant ✓ x?
Air Quality and climatic factors	The site is approximately 2km from the AQMA of the M25	x
Archaeology and Historic Buildings	Council maps indicate that the site does not contain listed buildings or areas of archaeological interest. A small area of the site is within a conservation area. The site contains a locally listed building and is adjacent to three listed buildings.	✓
Contaminated land	Requirement for further investigation into the potential for contaminated land depending upon where development is situated	✓
Cumulative impacts	Potential cumulative effects may be recorded between ecology and water in relation to Langham Ponds SSSI as well as contaminated land and water	✓
Ecology	The site of the proposed development is adjacent to Langham Ponds SSSI , Runnymede SNCI including Coopers Hill and Coopers Hill Slopes. The site itself is situated in an area of landscape importance. The site of the proposed development contains areas of open land as well as ancient and semi natural woodland.	✓
Geology and soils	The site comprises of Bagshot Sand and London Clay	x
Landscape and visual	The majority of the site is surrounded by open land with some limited development	✓
Noise, light and vibration	The site was previously in use as a university campus. The proposed development will potentially emit noise , light and vibration both during construction and use	x
Traffic, transport and highways	The proposed development includes the provision of 222 car parking spaces.	✓
Waste	The site will potentially generate waste during use and construction which may include potential contaminated land	✓
Water	The site contains hydrology network and is adjacent to an area of inland water and further hydrology network	✓

