

**Screening Opinion for the proposed residential development of Parkwood to include the replacement of Parkwood and demolition of 6 estate buildings to be replaced with 4 estate buildings, landscaping and associated works.**  
**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 (32 ha)
Is the proposed development above the indicative thresholds in Circular 2/99	<u>Detail</u> EIA is more likely if the site area is more than 5 hectares and would have a significant urbanising effects in a non-urbanised area (e.g. a development of more than 1000 dwellings)	No (6 dwellings only)
	<u>Detail</u> In assessing the significance of an urban development project particular consideration should be given to potential increase in traffic, emissions and noise and where there are high levels of contamination.	No likely significant effects
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		Yes
<p>Is the proposal in or adjacent to other sensitive areas:</p> <ul style="list-style-type: none"> <li>• Local designations</li> <li>• Protected species</li> <li>• Biodiversity</li> <li>• Contaminated land</li> <li>• Public health</li> </ul>	<ul style="list-style-type: none"> <li>• Area of Landscape Importance</li> <li>• Green Belt</li> <li>• Badgers and Bats</li> <li>• Adjacent to Windsor Great Park SNCI/SAC/SSSI</li> <li>• Parkwood SNCI</li> <li>• Grade I Historic Parks and Gardens (Windsor Great Park)</li> <li>• Grade II Listed Building (Cumberland Obelisk-Windsor Great Park)</li> <li>• Area of Potential Archaeological Interest (Windsor Great Park Boundary)</li> </ul>	
Other possible consents/consenting bodies	Environment Agency, Natural England, English Heritage.	

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 1999 (SI 1999 No293) which is not considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion.

Dated: 

Signed: 18/10/10

**B. Description of proposed development**

Part 2 of 3

**Site Visit**

No site visit has been undertaken in connection with this case.

**Location of proposed development**

The site is located on the east side of Wick Lane within the designated Green Belt area. The site is a large open parkland under private residential ownership containing a large dwelling house known as Parkwood and 6 other estate houses and further ancillary buildings. Bats have been recorded within Parkwood and Badgers within the estate. Within the site is an area of Ancient Semi-Natural Woodland which is designated as an SNCI. To the east is Englefield Green and the residential area of Beech tree Avenue and to the west is Windsor Great Park and Savill Gardens which are designated as an SNCI (Ancient Semi-Natural Woodland), SSSI and SAC, Grade I Historic Parks and Gardens and also contains the Cumberland Obilisk a Grade II war memorial. The boundary of Windsor Great Park is identified as an area of potential archaeological interest.

*(See attached plan)*

**Physical proposed development**

The proposed development is for the replacement of the main residential dwelling known as Parkwood and the demolition of 6 estate houses, pool building and ancillary estate buildings to be replaced with two estate lodges, upper lodge and new stables. The works will also include a new internal access road, landscaping and new culvert to bridge within the estate.

*(See attached plan)*

<b>C. Consideration of possible impacts on the environment</b>		
		Part 3 of 3
Issue	Comments	Significant ✓x?
Air Quality and climatic factors	The area is not subject to any designation under the Air Quality Management Report for Runnymede. There is no history of unresolved dust complaints.	x
Archaeology and Historic Buildings	The site does not contain any known archaeology or listed buildings and is not within or near to any known Scheduled Ancient Monument.  The site is adjacent to an area of potential archaeological interest being Windsor Great Park boundary, and the Grade II listed monument known as the Cumberland Obelisk, however as the works are wholly contain to the site itself there will be no likely significant effects upon this area.	x
Contaminated land	Contaminated land is not likely to be a significant issue in relation to the development.	x
Cumulative impacts	N/A	x
Ecology	The development is not located within any sites of national or international importance. The site contains protected species including badgers and bats although surveys have been submitted and mitigation is proposed. In conclusion the proposed works are not likely to effect the badger family on the site as the works themselves are a considerable distance from the set and feeding/foraging area. Furthermore the applicant has stipulated suitable mitigation for the existing bats on the site, to include design measures on the new house which provides bat roosting potential. The applicant will be contacting Natural England for the necessary consents in relation to protected species prior to the works.  The proposed works do not effect the designated SNCI on site and the landscape proposal states that this area of land will remain as is.  Windsor Great Park sits to the west and is a designated SNCI/SSSI/SAC however as the works are wholly contained to the site, this area will remain unaffected.	x
Geology and soils	No designations have been identified for this site at this time.	x
Landscape and visual	The site lies in an Area of Landscape Importance however no trees are protected on the site. A landscape assessment has been undertaken and planting is also proposed with significant trees of value retained. The site is within green belt land but this proposal is not considered to have potential impacts on the visual amenities and openness of this Green Belt.	x
Noise, light and vibration	Noise, light and vibration on the surroundings from construction are possible, however given the sizeable nature of the site, they are not considered significant.	x
Traffic, transport and highways	The site sits to the east of Wick Lane. During the construction phase the site has the potential to generate some additional traffic movement, however this is considered to be for a short period of time and would be largely contain to within the site itself therefore not significantly impacting upon local highway networks.	x
		x

Waste	The construction phase of the development will potentially generate and store quantities of contaminated waste; however this is not considered to be of significance.	
Water	The site does not lie in a high risk flood zone, however due to the size of the site a Flood Risk Assessment is required and the Environment Agency consulted. The Council's Drainage Section is satisfied with the content of the Flood Risk Assessment and Drainage Statement.	x