



**Screening Opinion for the proposed redevelopment of existing care home/convent to provide
convent, dementia care home and residential development at St Augustine's Care Home and
Convent, Simplemarsh Road, Addlestone
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 (2.11 Hectares)
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	No
	<u>Detail</u> In assessing the significance of urbanising effects will be key considerations.	No Likely effects
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		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 		No
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 1999 (SI 1999 No293) but is not considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion.		
Dated: 11/8/11		11/8/11
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

St Augustine's Care Home and Convent, Simplemarsh Road , Addlestone

Physical proposed development

Proposed redevelopment of existing care home/convent to provide convent, dementia care home and residential development. The residential development would have 25 units.

C. Consideration of possible impacts on the environment		
		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 and lies outside the Addlestone designation. The current proposed development is not considered to have any likely significant effect on air quality.	x
Archaeology and Historic Buildings	The site does not contain or is adjacent to any sites of archaeological interest or listed buildings	x
Contaminated land	Council maps do not indicate the presence of contaminated land within or adjacent to the site of the proposed development	x
Cumulative impacts	There are not considered to be any cumulative impacts which are likely to have a significant effect.	x
Ecology	The development is not within a SSSI, SPA or SAC. The site is within the 5km of the TBH SPA boundary but lies closer to the 5km edge of the zone. The site of the proposed development is approximately 150m from an SNCI. Part of the site is already developed in the form of a care home and convent and the remainder of the site is used as amenity and garden space in connection with the existing care home. The site also contains unprotected trees. The current proposed development is not considered to have any likely significant effect on ecology.	x
Geology and soils	The site of the proposed development is comprised of superficial sand, gravel and silt deposits	x
Landscape and visual	Currently the site of the proposed development contains the care home and convent with the remainder of the site being used as amenity and garden space. The site is otherwise surrounded by development. The current proposed development is not considered to have any likely significant effect on landscape and visual amenity.	x
Noise, light and vibration	The site of the proposed development is currently in use as a care home and convent. The provision of residential development will increase noise light and vibration at this site. The location of the site is already adjacent on all sides to residential development	x
Traffic, transport and highways	The site of the proposed development is well served by access to motorways and public transport. The current proposed development is not considered to have any likely significant effect transport, traffic and highways are significant.	x
Waste	The construction phase of the development will potentially generate and store quantities of waste.	x
Water	The site is located in Flood Zone 1 and there is a man made pond on the site. The current proposed development is not considered to have any likely significant effect on water.	x

