


**Screening Opinion for the proposed erection of single storey detached building for use as visitors pavilion in connection with the use of The Royal Landscape, Windsor Great Park (building to include kitchen servery, staff room, toilets, information/cafe service pod).  
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		Either 10(b) or 12(d)
Is the proposed development above the thresholds in the EIA Regulations	<u>Detail</u> Area of works exceeds 0.5 hectare	No(0.4897Ha if 10 (b)). No threshold if 12(d)
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 (floor area of building 312sqm 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  (intended to provide services for existing visitors, not to form a 'destination' facility in its own right)
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		Adjacent to (approx 500m from SSSI & SAC)
Is the proposal in or adjacent to other sensitive areas:  <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>• Green Belt</li> <li>• Within Windsor Great Park SSSI</li> <li>• Grade I Historic Parks and Gardens (Windsor Great Park)</li> <li>• Approx 100m from a petrol filling station</li> <li>• Ancient Woodland</li> </ul>
Other possible consents/consenting bodies		Environment Agency, Natural England, Surrey Wildlife Trust, English Heritage.
<p>Consideration:</p> <p>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.</p>		
<p>Dated: 29/7/11</p> <p>Signed: </p>		

## B. Description of proposed development

Part 2 of 3

### Site Visit

No site visit has been undertaken in connection with this case, but the site has been visited in the past.

### Location of proposed development

The site is located on the west side of London Road within the designated Green Belt area. The site is part of the larger Windsor Crown Estate which covers an area of some 6,300 hectares, and which includes Windsor Great Park, Home Park, forestry, residential properties, and several commercial properties. In the more immediate area of the site are the Savill & Valley Gardens, and Virginia Water Lake (which lies within 50 metres of the edge of the site). The site is part of the Grade 1 Listed Historic Park & Garden of Virginia Water & Windsor Great Park, and within an area of Ancient Semi-Natural Woodland and within the Windsor Great Park (Combined) SNCI. The Windsor Forest SSSI lies approx 500m to the west of the site & the nearest part of the SAC (Frostfarm Plantation) lies over 500m to the north-west of the proposed building. The edge of the Lake (some 55m away) represents the edge of the identified high risk flood zone (3a)

*(See attached plan)*

### Physical proposed development

Erection of single storey detached building for use as visitors pavilion in connection with the use of The Royal Landscape, Windsor Great Park (building to include kitchen servery, staff room, toilets, information/cafe service pod). The proposed building has an enclosed area of some 312sqm, with an oversailing roof of 650sqm. It is to be built in 2 phases. The height of the buildings is approx 3.2m, with a maximum height of 4.5m for the mono ridge.

*(See attached plan)*

## 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. 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 land is part of a Grade 1 Historic Park & Garden, and whilst the proposal will introduce a building where none currently exists, the land is a clearing	x

	<p>from which mature trees were lost during the 1987 storms; it is close to the main car park entrance to the site and is currently occupied by picnic tables &amp; a temporary catering facilities. It is close to the edge of the Lake, but the building is low and will be screened from important views from the Lake by mature trees, and hence in the context of the site it is not considered that the building would have a significant effect on the integrity and character of the Historic Park &amp; Garden.</p>	
Contaminated land	Contaminated land is not likely to be a significant issue in relation to the development.	x
Cumulative impacts	N/A	x
Ecology	<p>The development is not located within any sites of national or international importance. The site is currently improved grassland with scattered young trees and picnic tables. None of the features for which the SNCI was defined will be affected by the development. The mature trees around &amp; within the site have the potential to support species of conservation concern, notably hole-dwelling birds &amp; roosting bats. There are records of several species of bat from the path around the Lake. Surveys have been undertaken &amp; an Ecological Assessment submitted with the application that includes an assessment of impacts and mitigation measures. It is concluded that no significant adverse impacts on ecology are predicted.</p> <p>The SWT have withdrawn their initial objection to the application, and having reviewed the site confirm that the area should be removed from the Ancient Woodland Inventory, since it no longer qualifies as Ancient Woodland.</p> <p>The statutorily designated SSSI &amp; SACs are located some distance away from the edge of the site, and it is not considered that the proposals will affect these sites.</p>	x
Geology and soils	No designations have been identified for this site at this time.	x
Landscape and visual	<p>The site is part of the Windsor Great Park and Virginia Water Grade 1 Listed Parks &amp; Gardens, within an SNCI, and lies within the Green Belt. A Landscape &amp; Heritage Assessment has been submitted with the application( see section 9 of the Planning Application statement). The Assessment considers context, designations, the Conservation Plan, landscape effects, visual effects &amp; Green Belt and recreation. Whilst some significant effects will result, particularly during construction, overall, and balancing negative and beneficial effects, and considering the limited size of the building proposed; its function (to meet the needs of existing visitors); &amp; limited size of site, it is considered that the effects have been identified are not so significant or uncertain to warrant concluding that an Environmental Statement is required under the Regulations</p> <p>NB: In the summary of landscape effects table (p65),the sensitivity of the site is identified as 'high' &amp; significance of effect on opening is high/moderate, reducing to 'moderate' after 15 years &amp; visual effects are identified as high /moderate on day of opening &amp; moderate/low after 15 years.</p> <p>The site is within green belt land. Whilst the proposal will harm the openness of the Green Belt, in the context of the size of the building in relation to the overall size of the Crown land, and its function to provide facilities to support the open recreational use of the site, it is not considered that the harm would be so significant as to warrant concluding that an Environmental Statement is required</p>	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 London Road, and access to it would be via the existing car park. 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. The new centre is intended to provide services for existing visitors, not to form a 'destination' facility in its own right, and hence it is not considered that long term impacts will be significant.	x
Waste	The construction phase of the development will potentially generate some waste; however this is not considered to be of significance.	x
Water	The site does not lie in a medium or high risk flood zone. Rain water is to be harvested and channelled to a below-ground rain water tank. This water will then be used for flushing purposes, limiting the waste of water and run-off. The building has a limited site coverage and the proposed decking is permeable. Overall the impact will not thus be significant in relation to water.	x