
Appendix 2 RBC Screening Opinion



**Screening Opinion for the proposed Thorpe Park Medium Term Development Plan 2010-2016
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 -- 12d
Is the proposed development above the thresholds in the EIA Regulations	<u>Detail</u> Area of works exceeds 0.6 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 6 hectares	Yes
	<u>Detail</u> In assessing the significance of tourism development, visual impacts, impacts on ecosystems and traffic generations will be key considerations	Likely effects
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		Yes
Is the proposal in or adjacent to other sensitive areas:		<ul style="list-style-type: none"> • Ramsar • SPA • SSSI • SSCI
<ul style="list-style-type: none"> • Local designations • Protected species • Biodiversity • Contaminated land 		
Other possible consents/consenting bodies		Environment Agency and Natural England

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 considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion.

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

It is also suggested that in scoping the ES the applicant consult English Nature 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.

Dated: 30.10.09
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

Thorpe Park , East of Thorpe Village , Surrey

Physical proposed development

Medium Term Development Plan 2010-2015

C. Consideration of possible impacts on the environment		
Issue	Comments	Significant ✓ x ?
Air Quality and climatic factors	The site is within 1km of an AQMA of the M25	✓
Archaeology and Historic Buildings	The west side of the site contains listed buildings. The east and west sides of the site contain areas of archaeological interest. The west side of the site contains a conservation area. The site is adjacent to Thorpe Village which contains historic buildings.	✓
Contaminated land	Thorpe Park stands on a site of former gravel extraction. Further investigation required to assess the possibility of contaminated land.	✓
Cumulative Impacts	Cumulative Impacts are produced from an increase in traffic having an adverse effect on air quality	✓
Ecology	The site is adjacent to a Ramsar, SPA and a SSSI. A large percentage of the site comprises of a SNCI	✓
Geology and soils	The site comprises mainly of claygate sand and water bodies and rivers, with smaller amounts of bagshot sand	x
Landscape and visual	The site is already in operation as a theme park. The development proposes to build additional rides at a maximum height of 50m	✓
Noise, light and vibration	Noise, light and vibration on the surroundings are possible. The development proposal maps shows the building of an open air stage which could produce an increase in noise levels. Short term noise from construction phase should be considered as a potential on residents.	✓
Traffic, transport and highways	The site is approx 500m from the M25 and M3 motorway. An increase in attractions at the site would encourage an increase in visitor numbers	✓
Waste	The construction phase of the development will potentially generate and store quantities of waste.	x
Water	The site contains permanent water bodies, river network and a small amount of temporary water bodies. The site is in an area at high and medium risk of flooding. This issue screens as a likely significant effect through its relation to the ecology issue	✓

School Lane, Pirbright,
Woking, Surrey, GU24 0JN
Tel: 01483 795449
Fax: 01483 486505
Email: planning@surreywt.org.uk
www.surreywildlifetrust.org



Date: 28 October 2009

Ref: F56.33.002 Town and Country Planning(Environmental Impact Assessment) (England and Wales) Regulations 1999 Regulation 5 (1) Request for Screening Option for the Thorpe Park Medium Term Development Plan 2010-2015
Our ref: 035682/KA

Dear Ms Merredew,

Thank you for consulting the Trust with regard to Thorpe Park' Proposed Medium Term Plan (2010-2015). Having reviewed the details supplied we have the following comments and recommendations.

We note that proposed development for the site during the time of the plan is within the developed area of the Park and no new land is to be created from the surrounding waterbody. Our concerns are therefore based on the need to ensure that development does not affect any protected species within and adjacent to the development zone and that the necessary protected and important species survey work is carried out before development applications are determined in order that all material matters are taken into consideration.

Natural England should be consulted regarding any potential effect to the adjacent Site of Special Scientific Interest, At Anne's Lake and any requirement for an Environmental Impact Assessment.

Timing and the nature of works will need to take into consideration the main bird nesting season (March to August inclusive) and the possible disturbance of the South West London Waterbodies Special Protection Area (SPA) duck species.

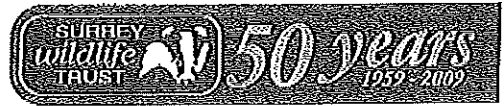
Under PPS9 (Paragraph 14) and the Natural Environment and Rural Communities (NERC) Act (2006)(Section 40), which states, "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". Section 40(3) also states that, "conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat".

This development plan offers many opportunities to restore or enhance biodiversity, including,

- The retention of as much existing habitat as possible, particularly mature native trees scrub and wetlands and waterbodies.
- The provision of bird and bat boxes as part of new structures, or on suitable trees on site.
- Any planting scheme should specify the use of native species of trees and shrubs, preferably of local provenance, suitable for site conditions and complimentary to surrounding natural habitat.

The Trust notes that it is Thorpe Park's intention to review the Ecology and Landscape Management Plan for the Park. The Trust will be happy to comment on this.

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Woking , Surrey , GU24 0JN
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Fax: 01483 486505
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www.surreywildlifetrust.org



Please do not hesitate to contact the Trust with regard to any other matter relating to this application.

Yours sincerely,

Ken Anokorn
Conservation Officer, Planning.

Date: 28 October 2009
Our ref: LB/THORPE NO 1
Your ref: F56.33.002



Karen Merredew
Impact Assessment Officer
Runnymede Borough Council

By email only, no hard copy to follow

Dear Karen Merredew

Thorpe Park No 1 Gravel Pit SSSI
South West London Waterbodies SPA/ Ramsar site

Town and Country Planning (Environmental Impact Assessment) Regulations 1999 -
Screening opinion for the Thorpe Park Medium term Development Plan 2010-2015

Thank you for your letter dated 16 October 2009 consulting Natural England on the screening opinion for the above proposal. The application site lies close to habitats which form part of the Thorpe Park No 1 Gravel Pit Site of Special Scientific Interest (SSSI). This SSSI is part of the South West London Waterbodies SPA/ Ramsar site. Although the application site is not sited within the SPA itself, it provides suitable habitat for wintering Gadwall and Northern Shoveler, the two designated features of the SPA, which is deemed to be a relevant wetland source linked to the SPA (B. Briggs, 2007¹).

Planning Policy Statement 9² and its accompanying circular (ODPM Circular 06/2005³) provide information on the protection afforded to SPAs, SACs, Ramsar Sites and SSSIs through the planning system.

Having considered the information provided, Natural England is concerned that the proposed development could have significant direct/ indirect impacts upon the aforementioned designated sites, principally through the expansion of the 'Pink Zone' (development zone) as depicted on the enclosed plans and potential disturbance to wintering gadwall and shoveler during the overwintering season. Consequently we would recommend that an EIA is required. Should the Council decide that an EIA is not required however, Natural England requests that a detailed assessment of the potential impacts of this proposal upon these designated sites is submitted with any subsequent planning application, the scope of which we are happy to discuss with the applicant.

Natural England is only able to advise on environmental impacts relevant to our remit and, whilst we advise that a detailed ecological assessment of the potential impacts of this proposal needs to be carried out for this proposed development it is up to the Council to decide whether a full Environmental Impact Assessment is necessary. We would however draw the Council's attention

¹ Briggs, B (2007) *The use of waterbodies in South-West London by Gadwall and Shoveler; Implications for nature conservation*. University of Oxford Department of Zoology.

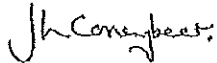
² Planning Policy Statement 9: Biodiversity and Geological Conservation
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147408.pdf>

³ Circular 06/06: Biodiversity and Geographical Conservation - Statutory Obligations and Their Impact Within the Planning System <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf>

to Paragraph 37 of ODPM Circular 02/99⁴, which highlights that 'the likely environmental effects of Schedule 2 development will often be such as to require EIA if it is to be located in or close to SSSIs, SACs, SPAs and Ramsar Sites'.

I trust these comments are helpful but please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely



Julia Coneybeer
Environmental Planning Advisor
Government Team – Surrey, Sussex & Kent
Tel: 0300 060 4062
Email: Julia.Coneybeer@naturalengland.org.uk

⁴ Circular 02/99: Environmental Impact Assessment
<http://www.communities.gov.uk/publications/planningandbuilding/circularenvironmentalimpact>

Ms Karen Merredew - Impact
Assessment Officer
Runnymede Borough Council
Civic Offices Station Road
Addlestone
Surrey
KT15 2AH

Our ref: FM/2009/104972/01-L01
Your ref: F56.33.002
Date: 30 October 2009

Dear Ms Merredew

**REQUEST FOR SCREENING OPINION FOR THE THORPE PARK MEDIUM
TERM DEVELOPMENT PLAN 2010-2015**

THORPE PARK, STAINES LANE, CHERTSEY, SURREY

Thank you for consulting the Environment Agency on a screening opinion for the above proposed development.

The Environment Agency has had robust consultation with Runnymede Borough Council on these proposals before and we have the following comments we wish to make.

Whilst a number of small applications have been made on this site without a detailed Environmental Impact Assessment, these have been reserved matters applications to detail finer points that were considered as part of a previous outline proposal. The outline proposal (named as a Medium Term Development Plan) was subject to Environmental Impact Assessment the last time it was submitted.

This next medium term development plan will fall under Schedule 2 development Part 12 (d) of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Our screening of this proposal shows that this site lies in close proximity to those items listed within Schedule 3 Part 2 (c) (iv) and (v).

The nature and scale of the development is such that without assessment, there could be significant environmental impact in respect of flood risk, water quality and biodiversity. This in turn, could have a detrimental impact on the integrity of surrounding nature reserves and European Sites as directed in Schedule 3 Part 2 (c)(iv) of the above regulations. In particular the South West London Waterbodies Special Protection Area.

It is therefore our conclusion that the next medium term development plan, similarly to the previous, should be subject to Environmental Impact Assessment and we look

Environment Agency

Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk
Cont/d..

forward to receiving a scoping opinion on this matter in due course.

We would add that do not raise any comments above in respect of the habitats regulations.

If you have any questions regarding the above then please contact me on the telephone number provided below

Yours sincerely

Mr John Woodhouse
Planning Liaison Officer

Direct dial 01276 454322

Direct fax 01276 454339

Direct e-mail john.woodhouse@environment-agency.gov.uk

