
Appendix 3 Screening Direction





GOVERNMENT OFFICE
FOR THE SOUTH EAST

Representing Central Government in the South East

**Sustainable Communities
Directorate**

Ms Hannah Whitney
Associate Director
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London N1 9RL

Bridge House
1 Walnut Tree Close
Guildford
GU1 4GA

Switchboard: 01483 882255
Tel: 01483 882375
FAX: 01483 882449
GTN: 3011 2375

e-mail: susan.barnes@gose.gsi.gov.uk
www.go-se.gov.uk

26th November 2009

Our Ref: GOSE 103/006/RUNN/64131
Your Ref: 04858/22/NT/HW/816954v2

Dear Madam

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999 (S.I 1999/293)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(AMENDMENT) (ENGLAND) REGULATIONS 2008 (S.I 2008/2093)**

**APPLICATION FOR A SCREENING DIRECTION FOR THE THORPE PARK MEDIUM
TERM DEVELOPMENT PLAN
THORPE PARK, EAST OF THORPE VILLAGE, SURREY**

I refer to your request dated 4th November 2009, on behalf of your client Thorpe Park Operations Ltd, and the documents submitted with it, made pursuant to regulation 5(6) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (S.I. 1999/293) ("the 1999 Regulations"), for the Secretary of State's screening direction on whether or not the development your client proposes is 'EIA development' within the meaning of the 1999 Regulations.

The development proposed, namely two major rides and associated development, falls within the description at paragraphs 12(d) of Schedule 2 to the 1999 Regulations (Theme parks). The area of the development exceeds the threshold of 0.5 hectares set out in column 2 of the table in Schedule 2 to the 1999 Regulations. Therefore, the Secretary of State considers the proposal to be 'Schedule 2 development' within the meaning of the 1999 Regulations.

Furthermore, in the opinion of the Secretary of State the development would be likely to have significant effects on the environment because of its nature, size and location, having regard, in particular, to the following points:

a) The characteristics of the development:

- the cumulation with other development;
- the scale of additional road traffic to be generated by the development and the likely detrimental effect on air quality;
- the likely noise from sources associated with the development (i.e. the new rides) and its likely effect on the local population.

b) The location of the development:

- the proximity of the site to Thorpe Park No 1 Gravel Pit Site of Special Scientific Interest (SSSI) which is part of the South West Waterbodies Special Protection Area (SPA)/Ramsar site;
- the location within a Site of Nature Conservation Importance (SNCI);
- the location within the Thames Floodplain;
- the absorption capacity of the natural environment paying particular attention to the SSSI, SPA/Ramsar, and SNCI.

c) The characteristics of the potential impact:

- the probability and extent of the impact on flora and fauna, having particular regard to the Gadwell and Shoveler during the over-wintering season and the designated sites;
- the probability and extent of flood risk;
- the duration, frequency and reversibility of the impact.

Accordingly, in exercise of the powers conferred on him by regulations 6(4) of the 1999 Regulations, and of all other powers enabling him in that behalf, the Secretary of State hereby directs that the proposed development for which planning permission is sought, is "EIA development" under the 1999 Regulations. This letter constitutes the statement required by regulation 4(6)(i).

Under Regulation 2(1) of the 1999 Regulations, an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. I recommend that you refer to the Regulations and the accompanying Circular 2/99 ("Environmental Impact Assessment") before and during the preparation of the statement. The Department has also issued guidance on the preparation of environmental statements which you may find useful ("Preparation of Environmental Statements for Planning Projects that Require Environmental Assessment: A Good Practice Guide" ISBN 0-11-753207-X), although the statutory provisions mentioned in the guidance have been superseded.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.



GOVERNMENT OFFICE
FOR THE SOUTH EAST

Representing Central Government in the South East

I am sending a copy of this letter to Mr J G Wilmott-French at Runnymede Borough Council

Yours faithfully

SUSAN BARNES
Authorised by the Secretary of State
to sign in that behalf

