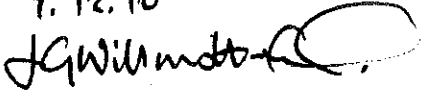


Screening Opinion for the proposed Rodwell Farm Nursing Home in consideration of criteria in Environmental Impact Assessment Regulations

F57.32.008

Part 1 of 3

| | | |
|--|---|-------------------|
| Is the proposed development listed in Schedule One | | No |
| Is the proposed development listed in Schedule Two | | 10.b. |
| Is the proposed development above the thresholds in the EIA Regulations | <u>Detail</u> Area of works exceeds 0.5 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 development is over 10 hectares. | No |
| | <u>Detail</u> visual impacts, impacts on ecosystems and traffic generation 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 | | NO |
| 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) (as amended) which is not considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion. | | |
| Dated: 9.12.10 Signed:  | | |

B. Description of proposed development

F57.32.008

Part 2 of 3

Site Visit

A site visit has not been undertaken in connection with this case.

Location of proposed development

Rodwell Farm Nursing Farm , Row Town , Addlestone

Physical proposed development

Redevelopment of Rodwell Farm to provide a new purpose built Nursing Home comprising 60 care suites , communal areas and ancillary facilities

C. Consideration of possible impacts on the environment

F57.32.008

Part 3 of 3

| Issue | Comments | Significant ✓x? |
|------------------------------------|--|--------------------|
| Air Quality and climatic factors | The site is not within an area of air quality management. | x |
| Archaeology and Historic Buildings | The site does not contain or is adjacent to historic buildings. Council maps suggest the site is not of archaeological interest. | x |
| Contaminated land | Council maps indicate the site does not contain contaminated land. | x |
| Cumulative impacts | N/A | x |
| Ecology | The site lies within 5km of Thames Basin Heaths (TBH) Special Protection Area (SPA). However, given that the application is for a C2 use class for a residential nursing home it is not considered there to be a likely significant effect providing the use is explicitly restricted to a residential nursing home. | x |
| Geology and soils | The geology of the site comprises of bagshot sand | x |
| Landscape and visual | The proposal is not considered to have landscape and visual issues. Applicants are advised to be aware of its green belt location. | x |
| Noise, light and vibration | Noise, light and vibration on the surroundings are possible, however, they are not considered significant at this stage. Short term noise from construction phase should be considered as a potential on residents. | x |
| Traffic, transport and highways | The site is already in operation as a nursing home and provision has been made for 25 car parking spaces. | x |
| Waste | The construction phase of the development will potentially generate and store waste; however this is not considered to be of significance. | x |
| Water | The site is not within any flood zones. The southern part of the site is adjacent to flood zone 2, 3a, 3b and the River Thames. | x |