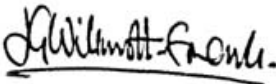


**Screening Opinion for the proposed extension and redesign of existing mixed gypsy and mobile home site at Walnut Tree Farm, Almers Road, Lyne, Chertsey**  
**In consideration of criteria in Environmental Impact Assessment Regulations**

Part One of Three

Is the proposed development listed in Schedule One		No
Is the proposed development listed in Schedule Two		Yes – 12(e)
Is the proposed development above the thresholds in the EIA Regulations	<u>Detail</u> Area of works exceeds 1 hectare	Yes
Is the proposed development above the indicative thresholds in Circular 2/99	<u>Detail</u> In assessing the significance of tourism development, visual impacts, impacts on ecosystems and traffic generation will be key considerations	Yes
	<u>Detail</u> EIA is likely to be required for major for major new tourism and leisure developments which require a site of more than 10 hectares. In particular, EIA is more likely to be required for holiday villages or hotel complexes with more than 300 bed spaces, or for permanent camp sites or caravan sites with more than 200 pitches	<del>Likely effects</del> /No Likely effects
Is the proposed development in or adjacent to a sensitive area as defined in Regulation 2		Yes/No
Is the proposal in or adjacent to other sensitive areas: <ul style="list-style-type: none"> <li>• Local designations</li> <li>• Air Quality Management Area</li> <li>• Protected species</li> <li>• Biodiversity</li> <li>• Contaminated land</li> <li>• Public health</li> </ul>		Protected species  Potential contaminated land
Other possible consents/consenting bodies		RBC Environmental Health Department
<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 (as amended) which is considered likely to have significant effects on the environment for the reasons set out in Part 3 of this opinion.</p> <p>Accordingly, subject to any direction of the Secretary of State to the contrary, four copies of an Environmental Statement must accompany the planning application in support of this proposal.</p> <p>It is also suggested that in scoping the ES the applicant consult Natural England in order to ensure the ES provided, will be sufficient to meet the information requirement for an "appropriate assessment" under Regulation 61, 62 and 65 of the Conservation of Habitats and Species Regulations 2010.</p>		
<p>Dated: 02 December 2010</p> <p align="center"></p> <p>Signed: .</p>		

**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**

Land at Walnut Tree Farm , Almnors Road , Lyne , Chertsey

**Physical proposed development**

Full planning application for the extension and redesign of existing mixed gypsy and mobile home site to accommodate 20 gypsy pitches, with ancillary utility/day rooms, and 9 mobile home pitches; a warden's dwelling; site office; visitors car park; and a communal recreation space and children's play area for residents

C. Consideration of possible impacts on the environment		
		Part 3 of 3
Issue	Comments	Significant ✓ x ?
<b>Air Quality and climatic factors</b>	The proposed development is approximately 200m from the AQMA of the M25. The proposed development will increase the density of dwellings on this site.	✓
<b>Archaeology and Historic Buildings</b>	The site of the proposed development is adjacent to 3 listed buildings	?
<b>Contaminated land</b>	Council maps indicate the presence of potential contaminated land adjacent to the site of the proposed development. Aerial photographic evidence indicates the storage of waste material on site. It would also appear that the site has been used for commercial activity.	✓
<b>Cumulative impacts</b>	Due to the proposed developments provision of a septic tank/soakaway, potential contaminated land, and the storage of waste could result in potential cumulative effect.  Effects on air quality are generally cumulative in nature.  NE believes that the cumulative effects on the ecology of Thames Basin Heaths Special Protected Area will arise as a result of increased recreational disturbance.	✓
<b>Ecology</b>	The site of the proposed development is within 5KM of TBH SPA and would therefore be subject to RBC Avoidance Strategy. The site of the proposed development is within 500m of a SNCI that incorporates a designated Ancient Woodland, environmental stewardship funding and an area of landscape importance	✓
Geology and soils	The site comprises of superficial amount of sand , gravel and silt deposits with a small area of bagshot formation sand	x
<b>Landscape and visual</b>	<b>The majority of the site is adjacent to open land and within the designated Green Belt.</b>	✓
Noise, light and vibration	Whilst likely significant effect identification was inconclusive at this stage, the Council is of the opinion that if a PPG24 noise assessment was undertaken, the site would fall within the Noise Exposure Category B. Thus the effect of "Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise."	?
<b>Traffic, transport and highways</b>	<b>The site of the proposed development will increase the amount of accommodation onsite. The site is approximately 1.5km from Chertsey train station and approximately 1km from the motorway junctions of the M25 and M3 accessed by .....[are these 'B' Roads]</b>	?
<b>Waste</b>	<b>Aerial photographic evidence indicate the storage of waste on site.</b>	✓
<b>Water</b>	<b>The site of the proposed development does not contain any sites of hydrology network or inland water. However, the site of the proposed development is determined to be within Flood Zone 1 and adjacent to Flood Zones 2 and 3 and will require a FRA. The proposal contains provision of a septic tank and soakaway given their location and the potential for foul water could result in a likely significant effect which will require further assessment. The proposed septic tank / soakaway is situated on higher ground than the nearby flood zones 2 and 3.</b>	✓

