

[REDACTED]

Planning Department  
Runnymede Civic Centre  
Station Road  
Addlestone  
KT15 2AH

[REDACTED]

**Date:** 03 February 2022  
**Our ref:** 04858/45/NT/NWh/20621442v1  
**Your ref:** RU.21/2180

[REDACTED]

## **The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated)**

### **Thorpe Park New Rollercoaster Project – Update to Request for a formal Environmental Impact Assessment Screening Opinion**

On behalf of our client, Thorpe Park (a company forming part of Merlin Attractions Operations Limited), we write to provide an update to our letter dated 17 December 2021 (ref. RU.21/2180), which requested the Council issue a formal screening opinion to confirm whether there is a requirement for an Environmental Impact Assessment ('EIA') in respect of the Proposed Development at Thorpe Park on Staines Road in Chertsey, Surrey. This update should be read in conjunction with the original screening request letter, which details in full the following information:-

- 1 Description of the Site and its surroundings;
- 2 Description of the Proposed Development; and
- 3 Review of the requirement for an EIA.

The letter provides our view that the Proposed Development should not give rise to the need for EIA and outlines the analysis undertaken to reach this conclusion.

### **Updated Red Line Boundary**

Due to recent design development, the red line boundary for the Proposed Development has expanded to include additional areas of cut and fill landscaping. The changes to the red line are at the eastern end of the site, where the boundary has moved further east and extends to include the mound area.

Our client is seeking to regularise this change by substituting the Location Plan submitted with the EIA screening request on 17 December 2021 with a revised plan, provided at Annex 1 of this letter (drawing no. TP24-SA-XX-XX-DR-A-0101 Rev P1).

Consideration has been given to potential impacts from the proposed changes to the red line boundary on the environmental effects set out in the original screening request letter: landscape and views, transport, hydrology and flooding, noise and vibration, ecology, air quality and above and below ground heritage. It is

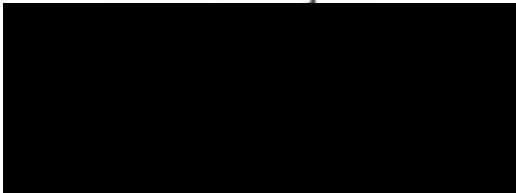
concluded that the proposed changes will have no implications on the conclusions of the original screening letter and that the change is not ecologically significant given the area now included within the red line mostly includes some felled and standing conifer plantation.

## **Concluding Remarks**

We therefore consider that the changes to the red line boundary for the Proposed Development will have no impact on the conclusions of the original screening letter and that it has been demonstrated that the proposals are unlikely to give rise to significant environmental effects requiring an EIA.

We trust that this letter provides sufficient information to regularise the changes to the red line boundary and that the submitted Location Plan can be superseded by the Location Plan provided at Annex 1 of this letter.

Yours faithfully



Copy

Merlin Attractions Operations Ltd



## **Annex 1: Location Plan**

All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once.

This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.

**Key:**

Application Boundary

Ownership Boundary

Rev	Date	By	Detail
P1	21.01.21	AD	Red Line Boundary updated

Drawing status

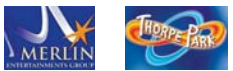
S3

Client

Merlin Magic Making

Project/Location

Thorpe Park  
Staines Road  
Chertsey  
Surrey  
KT16 8PN



Drawing title

Location Plan

Date	Drawn	Checked	Job No.
02.12.21	AD	TM	3198

Scale(s)

As indicated @A1

Drawing number

TP24-SA-XX-XX-DR-A-0101

Revision

P1

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**CIAT**  
CHARTERED PRACTICE



1 Location Plan  
SCALE 1 : 2500

BM 380177024 Datum:TP24-SA-XX-XX-MD-A-0001 rd

