

# Screening Opinion Checklist

Case Officer: Julie Castree-Denton

Date: 3 April 2017

PA/PAD No. <a href="#">SCE.300</a>		Site / Location: Whiston Hall Golf Course, Black Lane, Whiston		
Description of development: Proposed remodelling of Whiston Hall Golf Course to facilitate its use for disabled golf.				
<b>PART 1 - Is a Screening Opinion Required? (ref: <a href="#">EIA Regulations 2011</a>, and <a href="#">Planning Practice Guidance – Screening Schedule 2 projects</a>)</b>			Yes	No
1	Development Description	<p>Do you have enough information to define the size and type of development (a plan, description of type/nature/ purpose and possible effects)?**</p> <ul style="list-style-type: none"> <li><b>Yes</b> (proceed to step 2) <b>Detailed Pre-application Advice Request and Request for Screening Opinion PAS/SM/100</b></li> </ul> <p><b>**Note - Changes or extensions may also need an EIA! (Schedule 2, category 13)</b></p>	Yes	
2	Is it a Schedule 1 development?	<b>NO</b> – If the development is not listed in Schedule 1 it may be listed in Schedule 2 (proceed to step 3)		No
3	Is it a Schedule 2 development? (Schedule 2, Col 1)	<ul style="list-style-type: none"> <li><b>YES</b> - The development falls/could fall within</li> </ul> <p><b>Category 11 (b) 'Other projects - Installations for the disposal of waste';</b>  <b>Category 12 (f) 'Golf courses and associated developments'; and,</b>  <b>Category 13 (b) Changes and Extensions to a development listed in Schedule 2</b></p> <p>(proceed to step 4)</p>	Yes	

4	4(a) Does the development fall within the absolute threshold/criteria? (Schedule 2, Col 2)	<ul style="list-style-type: none"> <li><b>Yes</b> The threshold/criteria is/are:   <b>Category 11 (b)- (i) the disposal is by incineration, or (ii) the area of the development exceeds 0.5 hectares; or (iii) the installation is to be sited within 100 metres of any controlled waters;</b>   <b>Category 12 (f) – the area of the development exceeds 1 hectare;</b>   <b>Category 13 (b) – (i) the development as changed or extended may have significant adverse effects on the environment or in relation to development of a description mentioned in column 1 of Sch.2 (i.e. 11 (b) ‘Installations for the disposal of waste’ and /or 12 (f) ‘Golf Courses and associated developments’), the thresholds and criteria in the corresponding part of column 2 of Sch.2 (see above) applied to the change or extension are met or exceeded.</b>   The proposal relates to <b>remodelling works within the existing 18 hole 35 hectare golf course site through the importation of 225,000 – 300,000 tonnes of inert waste and topsoil over a 16 – 24 month period to re-align some of the existing fairways and greens.</b>   (proceed to step 4b) </li> </ul>	Yes	
	4(b) Is the proposal within/near to a ‘ <a href="#">sensitive area</a> ’? (e.g. SSSI, NP, AONB, SAC, RAMSAR, Scheduled Monument)	<b>Yes/No – (explain)</b> <b>YES</b> – The development falls within/near to the following designated site(s):  <b>The site is within the consultation zone / less than 500 metres from the Whiston Eaves SSSI</b>	Yes	
		<ul style="list-style-type: none"> <li><i>If you have answered ‘Yes’ to the threshold/criteria <b>a screening opinion is required</b> – proceed to Part 2</i></li> <li><i>If you have answered ‘No’ to the threshold/criteria and the development <b>is</b> within/near a sensitive area <b>a screening opinion is required</b> – proceed to Part 2</i></li> <li><i>If you have answered ‘No’ to the threshold/criteria and the development <b>is not</b> within/near a sensitive area <b>a screening opinion is not required</b>.</i></li> </ul>		
5	<b>Conclusion</b>	<b>Screening opinion required?</b>	<b>Yes</b>	

**PART 2 – Is an EIA Required? (ref: [Schedule 3 - EIA Regulations 2011](#) and [Planning Practice Guidance – Screening Schedule 2 projects](#))**

EIA usually required for (i) major developments of more than local importance; (ii) development in particularly environmentally sensitive or vulnerable locations; (iii) developments with unusually complex and potentially hazardous environmental effects. This checklist should be used to determine whether significant effects are likely to arise from the development. **REMEMBER** – the Regs also apply to changes to EIA development and reserved matters / subsequent approvals

1	Indicative thresholds/criteria	Does the development fall within the <a href="#">indicative thresholds/criteria</a> ? (see <a href="#">Indicative screening thresholds</a> )	<p>Yes. The development exceeds the indicative threshold /criteria of 11 b (Other projects – Installation for the disposal of waste), as it involves the remodelling of an existing 35 hectare golf course through the importation of 225,000 – 300,000 tonnes of inert waste and topsoil over a 16 – 24 month period.</p> <p>In respect of Category 11b the indicative threshold / criteria is installations (including landfill sites) for the deposit, recovery and/or disposal of household, industrial and/or commercial wastes where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more. Sites taking smaller quantities of these wastes, sites seeking only to accept inert wastes (demolition rubble etc.) or Civic Amenity sites, are unlikely to require Environmental Impact Assessment. The key issues to consider are scale of the development and the nature of the potential impact in terms of discharges, emissions or odour.</p> <p>In respect of Category 12f the indicative threshold / criteria is new 18 hole golf courses. The key issues to consider are hydrology, ecosystems, landscape and traffic generation. Whilst the proposal is not a new golf course, it does involve remodelling works of an existing 18 hole golf course and the re-alignment of some of the existing fairways and greens. The likely impacts to be anticipated are the likely consequent impacts from noise, dust, traffic, upon ecology and surrounding environment, discharges to water and visual intrusion.</p>
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2	Characteristic of the development:	Size of the development:	<p>The site is the existing 35 hectare Whiston Hall 18 hole golf course, located immediately to the south and east / northeast of Whiston village. The former Moneystone Quarry is to the south of the golf course</p> <p>The proposal is estimated as a 16 – 24 month project which seeks to import 225,000 – 300,000 tonnes of material composing of inert waste and topsoil sourced from the local area, including Alton Towers. The duration of the development is however likely to be dependent upon the availability of suitable inert waste</p> <p>Based on a working average of 22.5 tonnes per load, the importation of material is proposed over a 53 – 80 week period with deliveries Monday to Friday (between 0800 and 1900 hours) at a rate of 34 – 38 loads / 68 – 76 movements per day or 3-4 lorry loads / 6-8 movements per hour (a lorry every 7.5 minutes in an hour period).</p>
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	Cumulation with other developments	<p>The proposals would have likely impacts upon the surrounding road network and nearby residential properties of Whiston Village and residential properties on Blakeley Lane.</p> <p>The development would be in combination with any developments taking place on the adjacent former Moneystone Quarry to the south. The mineral permission for Moneystone Quarry <a href="#">SM.96/935</a> shall expire when the restoration and aftercare required by Condition 35 has been completed and complied with. Meanwhile an outline application by Laver Leisure for leisure development at Moneystone Quarry has been approved by Staffordshire Moorlands District Council (SMDC) (ref. <a href="#">SMD/2016/0378</a>) subject to the signing of a legal agreement. This development will comprise of holiday lodges, a new central hub building (providing swimming pool, restaurant, bowling alley, cinema, spa, gym, children's soft play area, café, shop, and sports hall); café; visitor centre with farm shop and associated multi sports areas and car parking (re-submission of planning application SMD/2014/0682).</p>
	Use of natural resources	Importation of inert waste for infill and remodelling purposes. Importation of topsoils for restoration purposes. Existing soils to be retained and reused on site.
	Production of waste	None anticipated. Imported material (inert waste and topsoil) to be used in restoration. Non-conforming waste would need to be removed from site.

		Pollution and nuisances	<p>Potential nuisances include traffic, noise and dust emissions. Also potential for flood risk or surface and groundwater contamination.</p> <p>In respect of traffic, HGVs would access the site from the A52. In order to avoid travelling through Whiston village, it is proposed that construction delivery trucks would access the site via an existing access on Blakeley Lane, which is currently gated and unused, located approximately 125m south of the junction with the A52. [There is an advisory sign for HGVs not to use Blakeley Lane, however there is no weight restriction]. The length of road that HGVs would use is 125m and there are two properties that front this section of road.</p>
		Risk of accidents	Close proximity to Whiston village however low risk of accidents if the site is operated properly in accordance with relevant health and safety legislation.
	3 Location of the development (the environmental sensitivity of area likely to be affected):	Existing land use ( <i>include past, present and future (allocated land)</i> )	The site operates as an existing 18 hole golf club on a pay as you play course, however it has previously operated as a member only golf club with up to 400 members at its peak. Once redesigned the site would still operate as a golf club however enabling disabled golfers to play. The site would be served by the existing access onto Black Lane and potentially the golf club could return back to its peak demand.
		Relative abundance, quality, regenerative capacity of natural resources	It is reasonable to assume that natural resources could be adequately protected utilising appropriate safeguards during operations. Relevant restoration and aftercare provisions could be required and subject to appropriate conditions that could be attached to any planning permission. Restoration would be dependent on the availability of inert waste to backfill the site / remodel and re-align existing fairways and greens in addition to suitable soils being retained on the site and the import of suitable topsoils.

		<p>Absorption capacity of natural environment (particularly wetlands, nature reserves/parks; SSSIs and international designations; areas where environmental quality standards have been exceeded; densely populated areas; landscapes of historical, cultural or archaeological significance).</p>	<p>The site is within the consultation zone / less than 500 metres from the Whiston Eaves SSSI [an environmentally sensitive area in EIA terms]. Natural England has advised that the proposed development could have significant indirect impacts upon the SSSI in relation to air and water quality. It is necessary to assess the potential impacts of the development on the SSSI. [Note Natural England can discuss the scope of assessments through their Discretionary Advice System).</p> <p>There is also potential for protected species in the area and also potential for flood risk given remodelled landform and proximity to and access adjacent to residential properties.</p>
4	Characteristics of the potential impact	Extent of the impact (area and size of affected population)	<p>The golf course is bound to the north and west by Whiston village. It is reasonable to assume that dust, noise, visual, residential amenity and transport effects can be predicted with a reasonable degree of accuracy and mitigated. It is also reasonable to conclude that any negative impacts can be addressed as part of the detailed proposals and controlled by good site management and planning conditions.</p> <p>Assessment is however required to ascertain indirect impacts of the proposed development upon Whiston Eaves SSSI in relation to air and water quality.</p>
		The magnitude and complexity of the impact	<p>Due to the nature, scale and location of the proposed development, the potential indirect environmental effects upon Whiston Eaves SSSI in relation to air and water quality would need to be assessed and mitigation measures may be necessary.</p>
		The probability of the impact	<p>Likely impacts during construction stage – traffic importing material and infilling / remodelling works. Sensitive consideration would need to be given to potential impacts (noise, visual, dust, traffic, ecology and water resources).</p>

		The duration, frequency and reversibility of the impact	The import and infilling / remodelling works would have a temporary impact (24 months), though it is not considered that enough information has been provided to quantify that the works could be completed in this timeframe given the uncertainty of availability of suitable materials. Taking the precautionary principle into account, given the comments of Natural England on the potential indirect environmental effects upon Whiston Eaves SSSI I in relation to air and water quality, it is considered that the development would constitute EIA development.	
5	Can the significant effects be addressed by proposed mitigation measures?	Are the mitigation measures: <ul style="list-style-type: none"> <li>• Modest in scope</li> <li>• Plainly and easily achievable</li> </ul>	<b>Yes</b> It is anticipated that the environmental effects and potential mitigation measures are modest in scope and there is a reasonable expectation that they could be achieved through the imposition of planning conditions by the Waste Planning Authority and by the Environment Agency through Environmental Permit /Registered Exemption activity. Nevertheless, the proposed site falls within a SSSI consultation zone and Natural England conclude that further detailed assessment of the potential indirect environmental effects upon Whiston Eaves SSSI including traffic impacts should be required. An ES should therefore accompany the application.	
6	<b>Conclusion</b>	<b>ES required?</b>	<b>YES</b>	
	<b>Signed and dated</b>	<b>Case Officer</b>	<b>Julie Castree-Denton 03/4/17</b>	<b>Team Leader/Team Manager</b> <b>Mike Grundy</b> <b>4/4/17</b>