

**By Email: [benhaywood@highpeak.gov.uk](mailto:benhaywood@highpeak.gov.uk)**

Head of Development Services  
Staffordshire Moorlands District Council,  
Planning Department,  
Staffordshire Moorlands District Council,  
Stockwell Street,  
Leek,  
ST13 6HQ  
FAO: Ben Haywood, Head of Development Services

**Date:** 16 September 2022

**Our ref:** 03224/09/NT/EC/25711888v5

Dear Sir,

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

**Land at Alton Towers Resort, Farley Lane, Alton, Stoke on Trent, ST10 4DB**

On behalf of our client, Merlin Entertainments Ltd, we request that Staffordshire Moorlands District Council ('the Council' or 'SMDC') provides a formal screening opinion to confirm if an Environmental Impact Assessment ('EIA') is required in respect of proposals for the removal of existing structures and construction of new building to house a new indoor attraction, associated ground works infrastructure and landscaping at Alton Towers Resort, Farley Lane, Alton, Stoke on Trent, ST10 4DB. This request is made in pursuance of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated) ('the 2017 EIA Regulations').

This submission meets the requirements of Regulation 6(2) of the 2017 EIA Regulations, as set out in Table 1 below.

Table 1 Screening Opinion Submission Requirements in accordance with Regulation 6(2) of the 2017 EIA Regulations

<b>Regulation 6(2) requirements</b>	<b>Conformity</b>
A plan sufficient to identify the land	Yes
A description of the development, including in particular:- A description of the physical characteristics of the development and, where relevant, of demolition works; A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected	Yes
A description of the aspects of the environment likely to be significantly affected by the development	Yes

Regulation 6(2) requirements	Conformity
To the extent the information is available, a description of any likely significant effects of the Proposed Development on the environment resulting from:- the expected residues and emissions and the production of waste, where relevant; and the use of natural resources, in particular soil, land, water and biodiversity	Yes
Such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.	Yes

To enable your consideration of this issue, we set out below 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.

Item 3 is dealt with by reviewing the Site and its surroundings in consideration of the issues set out in the 2017 EIA Regulations.

This request for a Screening Opinion is accompanied by the Site Location Plan (drawing no. ATPH-SA-XX-XX-DR-A-0101 Rev. P.01) at Annex 1.

To summarise, we consider that the Proposed Development will not give rise to a need for EIA. We outline below the analysis undertaken to reach this conclusion.

## 1. Description of the Site and its Surroundings

The site which is the subject of this screening request ('the Site' for the purposes of this letter) is located in the southwestern corner of Alton Towers Resort, at Ordinance Survey grid reference SK 07121 43012. The Site encompasses an area up to approximately 1ha, as shown in **Annex 1**. Alton Towers Resort itself is located immediately southeast of the village of Farley in Staffordshire, and approximately 28km east of Stoke-on-Trent; it lies in the administrative boundary of Staffordshire Moorlands and is situated within a countryside setting.

Currently, the Site is occupied by containers and storage and forms part of the theme park, used for back of house facilities. Access to the Site is through the Alton Towers Resort, and access by visitors to the attraction will be via a proposed plaza space east of the building. Farley Lane is the closest road to the Site, approximately 0.2km southwest. A further 0.2km southwest of Farley Lane runs the now disused Alton railway station, managed by the Landmark Trust.

The Alton Towers Resort and including the Site lies within the Alton and Farley Conservation Area. Extending to the northeast and southwest of the Site are the Bunbury Earthworks, a Scheduled Ancient Monument ('SAM') vegetated with Ancient Replanted Woodland, part of the Abbey Wood Site of Biological Importance. Designated Sites in proximity to the Site include Grade I Registered Park and Gardens, and Sites of Biological Importance The Meadows (Alton Park) and The Sprink. The Grade II listed Flag Tower lies at the curvature of the earthworks west of the Site boundary. Other listed buildings in proximity to the Site include those associated with Grade II\* listed Alton Tower, including the attached garden, walls, gatehouse, and the Grade II listed fountain, birdcage, and garden wall. The

Site is within the outermost Impact Risk Zone of the SSSI Dimmings Dale and the Ranger which itself is located approximately 850m to the west.

The River Churnet lies to the south of the Site. The Site is also located generally within Zone 2 in the Churnet Valley Masterplan SPD (adopted by the Council 26 March 2014), which is identified as an area for redevelopment including leisure uses and new rides. Approximately 1km south of the Site and southeast of the River Churnet lies the settlement of Alton, a village with a population of approximately 1,300 people. Other land uses in the surrounding area includes Chained Oak Farm bed and breakfast, approximately 0.5km northwest of the Site; the hamlets of Farley to the north of Alton Towers Resort, Bradley in the Moors to the southwest, and Threapwood to the west.

The Site is shown to be within Flood Zone 1 (low probability) on the Environment Agency (EA) Flood Map for Planning and is not located within an Air Quality Management Area.

## **2. Description of the Proposed Development**

The detailed design and layout of the Proposed Development is still to be finalised; however sufficient detail is known to inform this screening process. In brief, the Proposed Development will involve the removal of all existing structures and construction of a new building to house the indoor attraction, associated ground works infrastructure and landscaping. This attraction is to be fully enclosed within a newly erected building of an aluminium warehouse type up to 4,000m<sup>2</sup> GEA, and up to 75 metres by 57 metres with a height of up to 20m from ground level. To the east of the new building, the Proposed Development includes plans for a queue line and an entrance feature. Primary access to the site will remain via the Alton Towers Resort Park Plaza area.

## **3. Requirement for EIA**

The development is one in which the EIA Regulations may apply, because it is a Schedule 2 development, which means development other than exempt development of a description mentioned in column 1 of the table in Schedule 2 where:

- a. any part of that development is to be carried out in a sensitive area; or
- b. any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development.

In terms of (a), the Site is not in or partly in a 'sensitive area' as defined by regulation 2(1) of the Regulations. The development does exceed the criterion referred to in (b), in that it falls within Part 13(b) which relates to changes or extensions of development identified in column one of Schedule 2 where the thresholds and criteria in the correspondent part of column 2 of the table are met or exceeded. The Site is located within a theme park, which falls within Part 12(b) of Schedule 2 and includes development of over 0.5ha.

For Schedule 2 developments, the Regulations require that an EIA be undertaken where "*the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location*".

In determining whether the development is likely to give rise to significant environmental effects, reference should be made to the selection criterion Schedule 3 of the Regulations, which are:-

1. **Characteristics of the development** (such as size, cumulative effects, use of natural resources, production of waste, pollution and nuisances, risk of accidents and risk to human health)
2. **Location of the development** (by reference to the environmental sensitivity of the area)
3. **Types and characteristics of the potential impact** (having regard in particular to the extent of the impact, its transfrontier nature, magnitude and complexity, probability and duration, frequency and reversibility)

It should be noted that the Site is well beneath the indicative criteria and threshold in the Planning Practice Guidance ('PPG'), above which EIA is "more likely". This threshold is stated for Part 12(b) 'theme parks', to be of new theme parks which are expected to generate more than 250,000 visitors per year, or major new tourism and leisure developments which require a site of more than 10 hectares.

## **Development Characteristics**

### *Size and design of the development*

The Site currently comprises approximately 1ha of previously developed land, occupied by a back of house area including containers and storage, located at the southwestern corner of the Alton Towers Resort. It is considered that the scale and massing are appropriate to this site with consideration to the existing context of the theme park. The shape, materials and colour of the Proposed Development will be chosen to mitigate potential visual impact ensuring the majority of development is below the surrounding tree canopy. The Proposed Development's 65m spacing from the Flag Tower ensures that risk to this heritage asset is minimised in accordance with a Legal Agreement dated 10 October 1990. Therefore, the Proposed Development is not anticipated to give rise to significant environmental effects in relation to its size or design.

### *Cumulation with other development*

Schemes which have recently come forward in proximity to the site include the Full Planning Consent for the now completed Wickerman attraction (SMD/2016/0315; amended by SMD/2017/0111), and a Listed Building Consent Application for Alton Towers heritage tour and scaremaze attraction (SMD/2020/0553, awaiting decision at time of writing). Beyond the Alton Towers Resort Site, the majority of planning applications reflect the residential and countryside surroundings.

As with other projects at Alton Towers, developments being brought forward within the Resort will be subject to appropriate management plans and embedded mitigation during their construction and operation to ensure that significant environmental effects do not arise. As a result, and considered cumulatively, it is not considered that any unusual or significant effects would arise when the Proposed Development would give rise to a need for EIA.

### *Use of natural resources, in particular soil, land, water, biodiversity*

The Site is in proximity to sensitive ecological sites, and bat activity has been recorded in and around the site; however, the Proposed Development scheme does not make use of soil, land or water present. The erection of an attraction fully enclosed indoors and the appropriate management, mitigation and monitoring of any potential impacts through a Construction Environmental Management Plan (CEMP)

submitted alongside the planning application means that impacts are not expected to give rise to the need for EIA on the basis of significant effects to biodiversity.

#### *Production of waste*

The Proposed Development will generate waste during the construction periods. However, it is not expected that this would be to a level that would give rise to the need for EIA given the context of existing resort management of similar attractions. Waste generated during the construction period will be minimised and recycled as appropriate and will be detailed within a CEMP. Therefore, this is not considered to have significant impacts which would give rise to the need for EIA.

#### *Risk of major accidents and/or disasters*

The Proposed Development is not considered likely to pose risks from accidents, pollution and nuisances, or the significant use of natural resources as mentioned above. The attraction will be manufactured to the required British/European standards, and designs of attractions at Alton Towers Resort undergo Approved Independent Inspections. Access by and operation of HGVs during construction or maintenance activities of the attraction is not expected to generate hazardous activity or loads. The Site is deemed to be of a low risk of fluvial, groundwater or surface flooding, and a drainage strategy and statement is to be prepared. It is therefore considered that this should give rise to the need for EIA.

#### *Pollution and nuisances*

During construction, traffic, dust or emissions will be managed through standard best practice construction measures, which can be considered to be embedded. Construction is expected to take approximately 12-14 months, with a combination of onsite and offsite construction, thus controlling noise levels generated.

The attraction's full enclosure by a new building is also considered to insulate and mitigate the impact of noise generated by the operation of the attraction's machinery audio and PA systems. Maximum noise levels of the proposed development are expected to ensure a Lowest Observable Adverse Effect Level outcome at offsite receivers, and therefore is not considered to give rise to the need for EIA.

#### *Risk to human health*

There is considered to be a low level of risk to human health (for example, due to water contamination or air pollution) as a consequence of the Proposed Development. As stated above, the development is designed in accordance with Standard EN13814 and will undergo Approved Independent Inspections.

### **Environmentally Sensitive Location**

The Site is not in or partly in a sensitive area as defined as a 'sensitive area' as defined by Regulation 2(1) of the EIA Regulations. The Site is located approximately 65m east from the Banbury Earthworks SAM. Listed buildings in proximity to the Site, including the Flag Tower (Grade II), Alton Tower (Grade II\*), and fountain, birdcage and garden wall (Grade II) are considered to be at an appropriate distance to the Site and screened by mature trees such that they will experience no significant impacts as a result of the development. The scheme also repurposes land currently used as back of house and storage facilities, and any risk in a worst-case scenario setting to contamination will be addressed through

appropriate management during construction to ensure impacts on surrounding populations are not significant. Records show that bats have been recorded in or around the Site and that the Abbey Wood Site of Biological Importance Ancient Replanted Woodland and its fauna could be impacted by the Proposed Development, and therefore further surveying of the site is to be carried out in order for the mitigation and monitoring during construction, operation and decommissioning phases of the scheme to be most appropriate and effective. It is therefore considered that the Proposed Development will not give rise to any significant environmental effects giving rise to the need for EIA.

## Environmental Effects

The PPG provides a template of an EIA Screening Checklist, and states (PPG Doc Ref: ID 4-018-20170728):

*“While there is no requirement to use a screening checklist, they can help to ensure that the relevant issues are considered and provide a clear audit trail.”*

Therefore, to assist consideration of the issues associated with the Proposed Development site, and in addition to the commentary above, we provide below a completed version of the EIA Screening Checklist to assist the Council in forming its EIA Screening Opinion in respect of the Proposed Development.

Table 2 Completed EIA Screening Checklist (<https://www.gov.uk/government/publications/environmental-impact-assessment-screening-checklist>)

CASE DETAILS			
Applicant	Merlin Attractions Operations Limited	Brief description of the project / development	Removal of existing structures and construction of new building to house indoor attraction, associated ground works infrastructure and landscaping.
LPA	Staffordshire Moorlands District Council		
EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			No
If YES, which description of development (THEN GO TO Q4)			N/A
Is the project Schedule 2 development under the EIA Regulations?			Yes
If YES, under which description of development in Column 1 and Column 2?			13(b)
Is the development within, partly within, or near a ‘sensitive area’ as defined by Regulation 2 of the EIA Regulations?			Yes, abuts.
If YES, which area?			Scheduled Ancient Monument (Banbury Earthworks)

Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	The Site area is larger than 0.5ha.

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site <b>(If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')</b>	Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is <b>reliant on specific features or measures</b> of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment <b>these should be identified in bold.</b>

## NATURAL RESOURCES

Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The topography of the site is currently flat, and the Proposed Development does not require this to be changed. Access for construction will also not require alterations to the area's topography.	No	N/A
Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials, minerals or energy which are non-renewable or in short supply?	No	The development is making use of land which has previously been developed for use by a theme park attraction, and will not make use of existing natural resources. Assuming a worst-case scenario, construction of the development may be from non-renewable sources.	No	N/A
Are there any areas	Yes	The Registered Park and	No	The Site boundary is not in, nor

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on/around the location which contain important, <b>high quality or scarce resources</b> which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?		Gardens, and Bunbury Earthworks, which are adjacent to the Site, are vegetated with Ancient Replanted Woodland as part of the Abbey Wood Site of Biological Importance.		partly in these areas, and construction and decommissioning are not to encroach on them. Significant effects on these high-quality, scarce resources are therefore not anticipated.
<b>WASTE</b>				
Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Waste will be generated during the demolition and construction of the development, and during its operation.	No	Through the production of a CEMP, the proposed developments effects will be appropriately managed and mitigated through the setting of protocols for the working of supplies and reduction of waste during construction phases. During operation, suitable waste management and facilities will be made available.
<b>POLLUTION AND NUISANCES</b>				
Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	The Site is not in a location known to be at risk, the proposals do not include any hazardous, toxic or noxious substances.	No	N/A
Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The Proposed Development is expected to generate noise and vibration through its operation. Construction noise and vibration will be controlled for. The Proposed Development will not result in the emittance of energy or electromagnetic radiation.	No	Given the Site context of a theme park resort and the enclosed nature of the proposed building, there are not expected to be any significant effects with regard to noise, vibration, or light which would give rise to the need for EIA. It is expected that the impact of sound relating to the construction and operation of the Proposed Development will result in a Lowest Observable Adverse Effect Level being achieved.
Will the project lead to risks of contamination of	No	The Site is not in an area known to be of risk of	No	N/A

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?		existing ground contamination. Any contamination, in the event that it is identified as a result of the Site's current use as a facility for back of house and storage in a worst-case scenario setting, will be addressed through appropriate management during construction set out in a CEMP to ensure impacts on surrounding populations are not significant.		
Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	The Site is not in a known area of risk or exceedance of environmental standards.	No	N/A
<b>POPULATION AND HUMAN HEALTH</b>				
Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	No risks of major accidents are anticipated. The attraction will be manufactured to the Safety of Amusement Rides and Devised Standard EN13814, and designs of attractions at Alton Towers Resort undergo Approved Independent Inspections.	No	N/A
Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water	No	Appropriate management during construction will ensure impacts on surrounding populations are not significant. No impacts are anticipated during operation.	No	N/A

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
contamination or air pollution)		
<b>WATER RESOURCES</b>		
Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	No There are no such water resources on or around the location which are expected to be affected by the project. Measures will be undertaken to ensure that the development does not increase flood risk elsewhere.	No N/A
<b>BIODIVERSITY</b>		
Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	No The Site is in proximity to the Abbey Wood Site of Biological Importance and in the Zone of Influence of the SSSI Dimmings Dale and the Ranger. However, neither are likely to be affected by the development.	No N/A
Could any protected, important or sensitive species of flora or fauna	Yes Records show that bats have been recorded in or around the Site. The Abbey	No Further surveying of the Site is to be carried out, with actions during the construction and

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
which use areas on or around the Site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Wood Site of Biological Importance Ancient Replanted Woodland and its fauna could be impacted by the Proposed Development.	operation phases agreed and established in a CEMP for the avoidance, reduction, mitigation and enhancement of flora and fauna in and around the Site. Monitoring during the operation of the development will be included for assessment and review and will ensure no significant effects are likely.

#### LANDSCAPE AND VISUAL

Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	Yes  The proposed development is within an area characterised by attractions and themed areas with the immediate surroundings being Woodland and Registered Park and Garden. The site itself is of low landscape value with the surroundings being of medium to high value. The Staffordshire Landscape Character Assessment identifies the site and wider area as being “dissected sandstone cloughs and valleys”. The sub type for the Alton Towers site generally is parkland with the wider surrounding sub type being “forest”. Various landscape and heritage designations apply. The site is located in the countryside, to the west approximately 65 meters from the site is the Bunbury Earthworks SAM, the woodland to the west and south forms part of the Registered Park and Garden (Grade I) which	No  The Alton Towers Long Term Plan sets standardised parameter heights beyond which would need greater justification. The Proposed Development is beneath this level. The shape, materials and the colour of the Proposed Development will be chosen to mitigate potential visual impact including any development above average tree height. Protection of designated sites will be secured in a CEMP.
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Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?)) or N/A		(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?)) or N/A	
		incorporate several listed structures and buildings, including the Grade II* listed Towers and The Flag Tower (Grade II). The Resort is located within Alton-Farley Conservation Area. Abbey Wood itself is a Site of Biological Importance (a county level designation).		
Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	As part of the Long Term Plan, representative views from the countryside surrounding the Resort have been used to demonstrate the visibility of the Resort during summer and winter as a baseline for future development. A review of these representative views has been undertaken and visualisations have been prepared to test the visibility of the proposed development. This has identified that there is a high level of screening surrounding the proposed development site. There may be glimpsed views from some limited locations to the north and south-west. However, given the distance of the viewpoints from the site, extent of screening and the proposed embedded mitigation including hipped roof, dark and unreflective nature of proposed building material views of the proposed	No	N/A

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	development will be largely screened and difficult to discern.	
<b>CULTURAL HERITAGE/ARCHAEOLOGY</b>		
Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes Both the Banbury Earthworks SAM and the Flag Tower, which is Grade II listed and a designated heritage asset lie approximately 65m to the west of the Site's red line boundary. Other listed buildings in proximity to the Site include those associated with Grade II* listed Alton Tower, including the attached garden, walls, gatehouse, and the Grade II listed fountain, birdcage, and garden wall.	No The Proposed Development has been situated outside of a 65m radius of the Flag Tower as stipulated by Legal Agreement, and has been sensitively designed with heritage assets carefully considered. These heritage assets are considered to be at an acceptable distance and screened by mature trees whereby the Proposed Development is unlikely to intrude upon or detract from this setting. No significant effects are anticipated.
<b>TRANSPORT AND ACCESS</b>		
Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No There are no public rights of way in proximity to the Site. It is not expected that the Proposed Development will have a materially adverse impact on the transport and highway network.	No N/A
Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No Access roads to Alton Towers Resort and in the immediate surrounds are not expected to be materially adversely impacted in such a way that would cause environmental problems. It is not considered that Proposed Development will	No N/A

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
	fundamentally impact current visitor or staff levels, and a Travel Plan will not be required.	
<b>LAND USE</b>		
Are there existing land uses or community facilities on or around the location which could be affected by the project? e.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	No The existing land uses surrounding the site are also within the Alton Towers Resort, tourist numbers are not expected to be affected by construction of the Proposed Development.	No N/A
Are there any plans for future land uses on or around the location which could be affected by the project?	No The Site lies within Zone 2 of the adopted Churnet Valley masterplan, which notes that the Site has potential for redevelopment, and that Leisure uses including new rides are potentially suitable within this area. There are currently no plans for or around the Site which would be impacted by the Proposed Development.	No N/A
<b>LAND STABILITY AND CLIMATE</b>		
Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g.	No Not in a known area of risk.	No N/A

Question	(Part 2a) / (Part 2b) - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?				
<b>CUMULATIVE EFFECTS</b>				
Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No	It is envisaged that all developments being brought forward within the Alton Towers Resort will be subject to appropriate management plans and embedded mitigation during their construction and operation to ensure that significant environmental effects do not arise.	No	N/A
<b>TRANSBOUNDARY EFFECTS</b>				
Is the project likely to lead to transboundary effects?	No	No effects are likely	No	N/A

## Planning Submission

Notwithstanding your consideration of the requirement for EIA in connection with the Proposed Development, additional information will accompany the application to assist in your consideration of the proposals. The material will include:-

1. Application forms and certificates;
2. Application fee;
3. Design and Assessment Statement;
4. Planning Application Drawings;
5. Landscaping scheme;
6. Heritage Impact Assessment;
7. Landscape and Visual Impact Assessment;
8. Noise Assessment;

9. Sustainability Statement;
10. Arboricultural Impact Assessment including Method Statement;
11. Ecology Assessment (and surveys as required);
12. Transport Statement;
13. Drainage Strategy;
14. Archaeological Assessment;
15. Site Investigation Report (may be required); and
16. Construction Environmental Management Plan.

## **Conclusion**

Our analysis above has concluded that there are no, or unlikely to be any, significant environmental effects which will give rise to the need for EIA in association with the Proposed Development. This conclusion has been drawn through an analysis of environmental conditions. Developments of a similar scale in the vicinity of the Proposed Development has also not given rise to a need for an EIA.

We trust that you have sufficient information to determine whether this is an EIA development under the Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as updated). From these Regulations, we note that the local authority has three weeks (beginning from the date of receipt) to form a screening opinion and to provide the main reasons for this opinion having regard to the relevant criteria listed in Schedule 3. If adopting a negative screening opinion, we note that the LPA must also state any features of the Proposed Development and measures envisaged to avoid and prevent what might have otherwise been, significant adverse effects on the environment.

Please contact me or my colleague Emily Clarke if you have any questions.

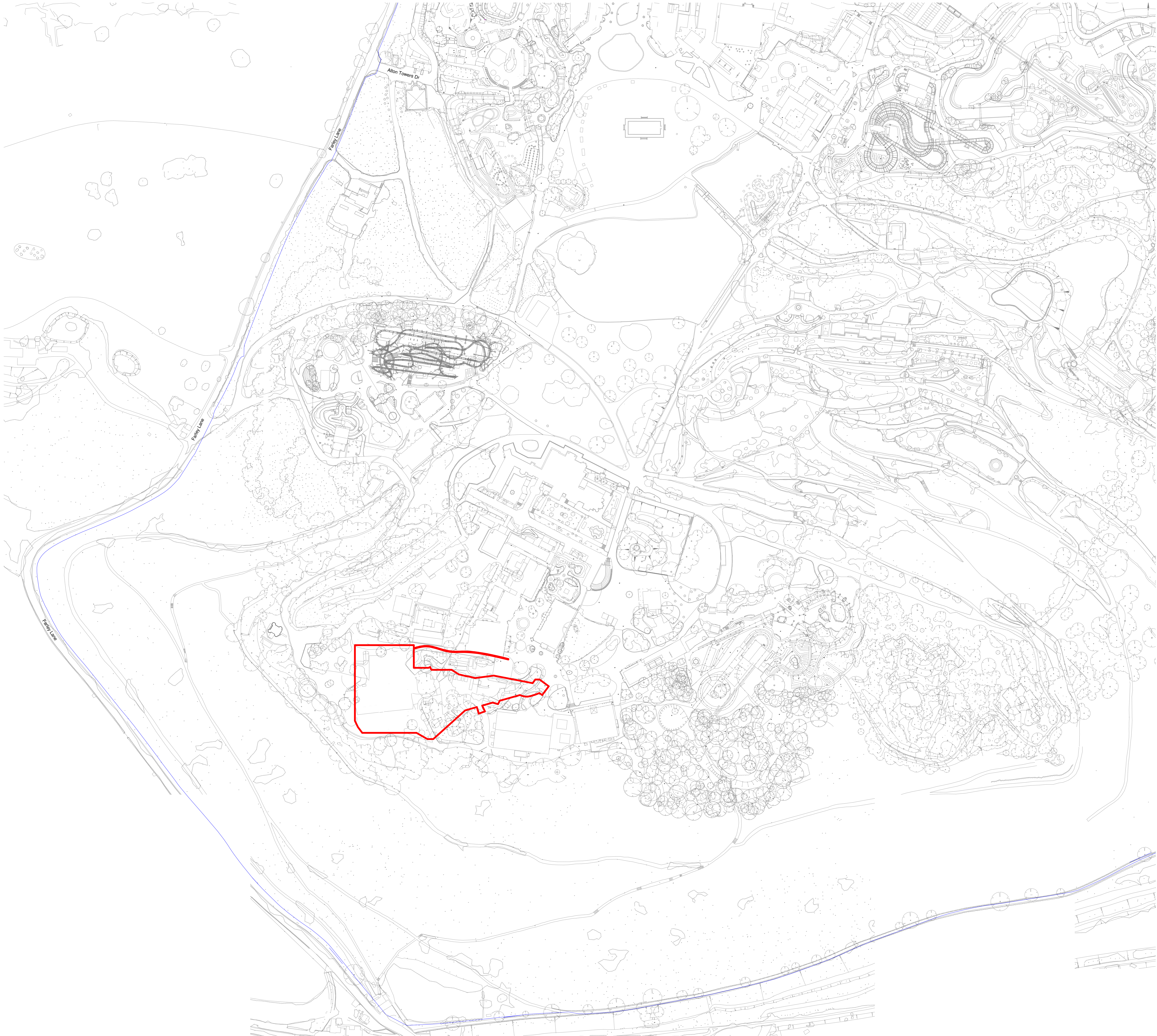
Yours sincerely,

**Nicki Mableson**  
Planning and EIA Director

Annex 1: Proposed Site Location Plan (drawing no. ATPH-SA-XX-XX-DR-A-0101 Rev. P.01)



## **Annex 1: Proposed Site Location Plan**



Location Plan  
1 : 1250

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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.


Drawing prepared utilising drawings prepared by:  
On Centre Surveys Drawing 2506 MASTER LAND SURVEY (15-6-2022).dwg  
Specialist tree protection hoarding in accordance with BS 5873 Fig 2, 4 to the satisfaction of the Arboriculturalist  
NB: Information on this drawing is considered to be reliable. Smytheman Architectural take no responsibility for any unknown alterations undertaken during the construction process.

**Planning Key**  
Proposed Site Boundary  
Wider Site Boundary

P/01	05/09/22	Initial comments addressed	
<b>Rev</b>	<b>Date</b>	<b>By</b>	<b>Detail</b>


Drawing status  
S0 - Preliminary

Client  
Alton Towers Resort




Project Location  
Project Horizon  
Alton Towers Resort,  
Farley Lane,  
Alton,  
Stoke On Trent,  
ST10 4DB

Drawing title			
Location Plan			
Date	Drawn	Checked	Job No.
28/07/22	EO	LE	3243
Scale(s)			
As indicated @A0			
Drawing number	Revision		
ATPH-SA-XX-XX-DR-A-0101	P.01		

**SMYTHEMAN**  
ARCHITECTURAL

12 High Street, Tean,  
Stoke-on-Trent  
ST10 4DZ  
T: +44 (0)1538 722097  
E: mail@smytheman.co.uk  
W: www.smytheman.co.uk

**CIAT**  
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