

1<sup>st</sup> May 2013

Mursell and Co  
Colin Gillah  
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13-15 High Street  
Thatcham  
RG19 3JG

**Planning & Countryside**

Council Offices  
Market Street, Newbury  
Berkshire, RG14 5LD  
Your Ref: 13/00575/OUT

Please ask for: Emma Fuller  
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Dear Mr Gillah

**Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011**

**Screening Opinion**

<b>Site:</b> Child Beale Wildlife Trust, Beale Park, Lower Basildon, Reading
<b>Proposal:</b> Thames Heritage Boat Museum – matters seeking approval: Access and Layout

I write in reference to the above application. A screening opinion has been undertaken by this Council on the above proposal to consider whether it falls within Schedule 1 or 2 of the above Regulations, and whether or not an Environmental Impact Assessment is required.

**Screening Opinion**

1. The proposed development is not considered to fall within Schedule 1 of the EIA Regulations.
2. The proposed development is considered to fall within Section 12 of Schedule 2 of the EIA Regulations which relates to tourism and leisure.
3. The proposed development is located in a designated "sensitive area" in terms of the EIA Regulations. This site is within the North Wessex Downs Area of Outstanding Natural Beauty. This site also lies within close proximity to the Hartslock Wood Site of Special Scientific Interest (SSSI). The site is also designated as a Local Wildlife Site.
4. As the proposed development falls within a designated "sensitive area" this Council is required to undertake a screening opinion.

**Characteristics of the development**

The proposal seeks outline planning permission: matters of access and layout to be considered, for the construction of a museum at Beale Park, a long established local tourist attraction. The building is to be sited adjacent to an area of water via which boats can access the river. The museum is to support the existing facilities utilising the existing

access and parking. The information provided with the submission at this stage is very limited.

#### **Location of the development**

Beale Park is located within the open countryside near to Lower Basildon. The site is a long established visitor attraction and the site is sensitively located within the North Wessex Downs Area of Outstanding Natural Beauty and near to a SSSI. The site is also designated as an Important Wildlife Site. There are a network of footpaths within the vicinity of the site from which the new development maybe visible.

#### **Characteristics of the potential impact**

The visually and environmentally sensitive nature of the site means that the impact of the development on the local landscape character, ecology and trees need to be carefully considered. The relevant consultees have been consulted on these issues.

With regards to the addition of a new facility at the park the impact on the road network is also subject to review.

#### **Overall conclusion**

It is concluded, following an assessment of the development in the terms referred to in the EIA Regulations and DETR Circular 02/99, that the potential impacts are not considered to be of significance in the terms of the Regulations and Circular. An Environmental Impact Assessment is therefore not required to be submitted with this planning application.

Neither this statement or any statement within the screening opinion should be taken as precluding the Local Planning Authority from concluding that the development would have local environmental impacts albeit not significant in terms of the Regulations.

A copy of this screening opinion will be placed on the Planning Register.

Yours sincerely



**Gary Rayner**  
**Development Control Manager**