

Your Ref: JCW/KAH/J7710

Dial: 020 8891 1411
Contact: Jeffrey Wilson

Mr J Wickham
Gerald Eve
72 Welbeck Street
London
W1G 0AY

FAO Mr James Wickham

22 June 2016

Dear Mr Wickham,

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 5(1) 2011 and Amendment Regulations 2015:
Request for EIA screening opinion for East Stand, Twickenham Stadium, Whitton Road, Twickenham

Thank you for your screening letter and attachments dated 19 May 2016 which requests the Local Planning Authority adopt a screening opinion of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, as amended, in respect of proposals for the East Stand, Twickenham Stadium, Whitton Road, Twickenham.

I am pleased to attach the Council's screening opinion adopted on the 22 June 2016 which concludes that the Local Planning Authority does not consider the **redevelopment and extension of the East Stand by approximately 11,500sqm GEA at levels 3 and above (with a semi-open façade treatment below) for *sui generis* use for match day corporate hospitality and debenture hospitality (no increase in the seating capacity of the stadium) and for conferences and banqueting at other times** requires an EIA.

This opinion is given without prejudice and in the event further information is presented to the Local Planning Authority, a further screening opinion may need to be sought.

Yours sincerely



Jon Freer
Assistant Director of Environment (Development and Street Scene)
London Borough of Richmond upon Thames

LONDON BOROUGH OF RICHMOND UPON THAMES
DEVELOPMENT AND STREET SCENE

**FORMAL SCREENING OPINION IN CONNECTION WITH THE EAST STAND,
TWICKENHAM STADIUM, WHITTON ROAD, TWICKENHAM. (REG 25)**

A screening exercise has been initiated in furtherance of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 – Regulation 5. This exercise has formed part of the considerations pursuant to a full planning application for the proposals itemised above. The following screening opinion is to be formally adopted:

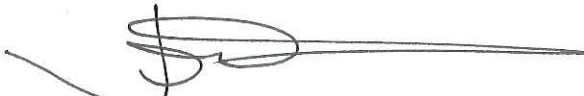
That the proposed works as set out in the your letter for the **redevelopment and extension of the East Stand by approximately 11,500sqm GEA at levels 3 and above (with a semi-open façade treatment below) for *sui generis* use for match day corporate hospitality and debenture hospitality (no increase in the seating capacity of the stadium) and for conferences and banqueting at other times** comprise Schedule 2 Development (an Urban Development Project as defined in part 10 (b) of Schedule 2 of the Regulations). The need for an EIA is however dependent upon the likelihood of significant environmental effects which is established through successive tests. In this regard it has been found that:-

- a) the property is not located within a “sensitive area” as defined in the EIA Regulations and is not covered by statutory or non-statutory wildlife or heritage designations;
- b) the property has a site area of 1.54ha and therefore exceeds the 1.0ha which whilst not determinative in itself, exceeds the specified threshold of 1.0ha and criteria on the scale of qualifying development within the Regulations; and
- c) neither the characteristics of development, location of development nor characteristics of the potential impact (Schedule 3 Selection Criteria) suggest the development might potentially have significant environmental effects.

For these reasons, the local planning authority considers that these proposals for the East Stand, Twickenham Stadium, Whitton Road, Twickenham, subject to the implementation of appropriate mitigation measures does not have significant environmental impacts and therefore does not represent Schedule 2 development requiring the submission of an Environmental Statement.

Furthermore, the issue of a notice under regulation 5 requiring the submission of an Environmental Statement in connection with any appeal is not required to comply with the terms of the EIA Regulations 2011.

Date of Opinion: 22/06/2016



Jon Freer

Assistant Director of the Environment (Development and Street Scene)

On behalf of the Council of the London Borough of Richmond upon Thames