

Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

23rd July 2025

Our Ref: 17/3678

Dear Sir / Madam

Land at Coombe Farm, London Road, Sayers Common: Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended): Request for Screening Opinion

Introduction

On behalf of our client, Welbeck Strategic Land II LLP (hereafter referred to as “Welbeck”), we write to formally request a Screening Opinion under the provisions of Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) in respect of Land at Coombe Farm, London Road, Sayers Common (“the site”) (see Site Location Plan at Appendix 1).

Our client is proposing to submit an outline planning application for the development of the site to deliver a residential scheme. Whilst the detail of the scheme is still being worked up, pre-application advice has been sought in relation to the site.

This Screening Opinion Request seeks to assist the Council in assessing the proposals for the site, to determine whether the project is likely to have a **significant effect** on the environment. On this basis, the structure of the report is as follows:

- Site and Surroundings
- Proposed Development
- Planning History and Policy Overview
- Grounds for Seeking a Screening Opinion
- Consideration of Likely Significant Environmental Effects
- Cumulative Effects
- Other Matters

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Site and Surroundings

The site as a comprehensive land parcel of 14.2 hectares (ha), and comprises undeveloped greenfield land that includes Coombe Wood, an area of Ancient Woodland. The site is to be promoted as one comprehensive land parcel to provide greater flexibility and choice.

The Site Location Plan is illustrated below in Figure 1 for ease.

Figure 1 Site Location Plan



Source: Vision Document (Pegasus)

The land parcels are near to the built-up area boundary of Sayers Common, a small village to the west of Hurstpierpoint and Burgess Hill. To the north is the settlement boundary of Sayers Common, to the east is the A23, to the south is open countryside and to the west is the B2118 and residential properties on Furzeland Way.

The land parcels are not located within a Conservation Area nor are there any listed buildings on the sites. Coombe Farm which is outside the site boundary contains three Grade II listed buildings. Sayers Common has a local shop, a public house, a village hall/community centre, and is served by bus routes that provide services to Burgess Hill, Horsham, Brighton and Crawley.

Proposed Development

This Screening Opinion Request relates to the Proposed Development of the site to deliver in the region of 200 new homes and associated complimentary uses.

Planning Policy and History Overview

The National Planning Policy Framework (NPPF or “the Framework”) was revised in December 2024 and sets out the Government’s planning policies for England and how these should be applied. The Framework is the overarching policy document, which future proposals will need to conform with.

The adopted Statutory Development Plan comprises the following:

- Mid Sussex District Plan (2018);
Hurstpierpoint and Sayers Common Neighbourhood Plan (2015); and
- Policies Map.

Mid Sussex Council are in the process of preparing a new Local Plan, which was submitted to examination on the 8th July 2024.

Grounds for Seeking a Screening Opinion

In considering whether the development scheme represents ‘EIA development’, we have reviewed Schedule 1 and Schedule 2 of the 2017 Regulations. The development does not qualify for an EIA under Schedule 1, however is potentially ‘EIA development’ under Category 10(b) of Schedule 2. Category 10(b) relates to urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. Such developments may be liable if they exceed 150 dwellings and / or if they exceed 5 hectares.

The Proposed Development would be for in the region of 200 new homes, across a 14.2 ha plot. As such, this Screening Opinion Request is submitted on the basis that the Proposed Development project exceeds the 5 hectare threshold and the 150 dwelling threshold.

Regulation 6(2) states that a request for a Screening Opinion must be accompanied with the following:

- (a) A plan sufficient to identify the land;
- (b) A description of the development, including in particular –
 - i. A description of the physical characteristics of the development and, where relevant, of demolition works;
 - ii. A description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- (c) A description of the aspects of the environment likely to be significantly affected by the development;
- (d) To the extent the information is available, a description of any likely significant effects of the Proposed Development on the environment resulting from –
 - i. The expected residues and emissions and the production of waste, where relevant; and

- ii. The use of natural resources, in particular soil, land, water and biodiversity; and
- (e) 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.

Regulation 6(4) states that the compilation of this information should, where relevant, consider the criteria set out in Schedule 3 of the Regulations, as set out below.

The Planning Practice Guidance (PPG) provides guidelines on defining significant effects on the environment, as set out at Schedule 2. In assessing whether an EIA is required, the fundamental test to be applied in each case is whether the particular development is likely to have **significant environmental effects** by virtue of the nature and size of the proposal and the location of the application Site. Paragraph 18 of the PPG (Reference ID: 4-018-20170728) states that each case should be considered on its own merits in a balanced way.

As noted within the PPG (Reference ID: 4-002-20140306), Environmental Impact Assessment should not be a barrier to growth and will only apply to a small proportion of projects considered within the town and country planning regime. Local planning authorities have a well-established general responsibility to consider the environmental implications of developments which are subject to planning control. The 2017 Regulations integrate Environmental Impact Assessment procedures into this framework and should only apply to those projects which are likely to have significant effects on the environment. Local planning authorities and developers should carefully consider if a project should be subject to an Environmental Impact Assessment. If required, they should limit the scope of assessment to those aspects of the environment that are likely to be significantly affected.

This letter therefore provides the Council with the detail required to make that decision.

Consideration of Likely Significant Environmental Effects

In considering whether the Proposed Development is likely to give rise to significant environmental effects, the following selection criteria should be considered, as set out at Schedule 3:

1. Characteristics of development;
2. Location of development;
3. Type and characteristics of the potential impact.

Characteristics of the development

Size and Design of the Development

The site comprises 14.2 ha of land, comprising undeveloped greenfield land. The site is rural in character but adjacent to the built-up area boundary of Sayers Common, a small village to the west of Hurstpierpoint and Burgess Hill.

The land parcel is an irregular shape but generally follows the hedgerows to create a rectangular development parcel that lies north south.

It is anticipated that the Proposed Development of circa 200 homes would comprise principally two storey traditional residential dwellings, with areas of play space, amenity, biodiversity and attenuation incorporated into the masterplan. It is envisaged that the development will come forward as an outline planning application.

Cumulation with other Development

When considering if the development constitutes an EIA, we must also consider the cumulative impact of the proposals, noting recent permissions in the area. Below we set out the consents granted within the last 5 years.

- DM/22/0640: Hybrid application consisting of: a) Full application for 36 one, two, three and four bedroom dwellings (including 30% affordable housing), associated infrastructure, landscaping, pedestrian and vehicular access from Reeds Lane and the demolition of Lyndon. b) Outline application for 2 three bedroom self/custom build plots. Land To The North Of Lyndon Reeds Lane Sayers Common West Sussex. Approved 15 Dec 2022.

As part of the Local Plan preparation process, the Council has undertaken an Environmental Impact Assessment, justifying the locations for growth and supporting the proposed allocations. Whilst the Draft Local Plan has not been adopted, the site is included as a draft allocation (DPSC5) and as such, has been deemed an appropriate area to accommodate considerable growth.

Whilst the proposals for the development of the site are introducing residential development to greenfield land, it is located immediately adjacent to an urban area. It is therefore considered that there are no significant 'urbanising' effects that would result from its development.

The Proposed Development of the site is not part of a more substantial project, and for this reason should not be regarded as an integral part of any other project which may otherwise proceed independently.

We do not consider that the characteristics of the Proposed Development are likely to give rise to significant environmental effects to warrant an EIA.

Use of Natural Resources

It is expected that the construction and operational phases of the Proposed Development will result in an increased use of natural resources, such as land, water, materials and energy; however, it is not expected that the Proposed Development would result in any significant adverse effects on natural resources locally. It is anticipated that any effects resulting from an increased use of natural resources would be suitably mitigated through measures including, but not limited to, sustainable design and landscaping.

The site is greenfield, and is used for grazing purposes, as such the development proposals will not result in the loss of the best most versatile agricultural land.

No significant natural resource effects are predicted.

Production of Waste

The construction of the proposal will generate waste. This will be re-used or recycled in accordance with best practice. This will be achieved through a site waste management plan which can be achieved by condition. Upon completion, the operational waste of the Proposed Development is expected to be consistent with residential-led development of a comparable scale and size. The Proposed Development is not expected to produce abnormal levels of residential waste. The operational waste will be collected and disposed of by Mid-Sussex District Council. It is not considered that any significant waste effects are predicted.

Pollution and Nuisances

Whilst there will be some traffic and noise during the construction phase, this disturbance will be short-term in nature. The Proposed Development is a residential use and therefore will not generate significant operational noise post construction.

Nearby residential and commercial occupiers may experience some nuisance and disruption as a result of the Proposed Development, but this impact is considered to be localised and short term during the construction phase and can be controlled through best practice techniques.

Operationally, the Proposed Development would generate a new pattern of pedestrian and vehicular movements, however, these can in part be controlled through sustainable and active modes of travel. The Proposed Development (Use Class C3) is considered to be a 'quiet' use, with no significant adverse effects anticipated. Should any fixed external and building service plant be associated with the Proposed Development, this could be controlled through an appropriately worded planning condition to render negligible effects.

A future application will be supported by a Transport Assessment which looks at all aspects and impacts of transport related to the site, along with a Travel Plan, considering the sustainability of the site given its location (i.e. proximity to shops, services, schools, walking, cycling and public transport routes).

The application will also be supported by a Noise Impact Assessment (including vibration) and an Air Quality Impact Assessment, outlining any proposed mitigation measures.

Risk of Major Accidents and / or disasters

The risk of major accidents and/or disasters is considered to be manageable.

There would be the normal risk exposure to workers involved in the construction of the project. Accidents regarding human health or the environment are considered to be unlikely to result from the development.

Risks to Human Health

The risk of harm to human health is considered to be manageable.

The applicant will promote active design by adhering to the 10 Principles of Active Design set out in the report prepared by Sport England 'Active Design – Creating Active Environments Through Planning and Design' (2023) to demonstrate that new development is planned with active design concepts and ensures that physical activity is 'designed in'.

The future application will also be accompanied by a Phase 1 Site Investigation Report.

Location of the Development

The land has no existing development on it. Soft landscaping runs through some and around all of the parcel. The site is located within Flood Zone 1 (lowest risk of flooding) as set out on the Environment Agency Flood Maps.

The site does not contain any listed buildings, however listed buildings are adjacent to the southern boundary (grade II listed Coombe Farmhouse (NHLE 1372073), the grade II barn at Coombe Farm (NHLE 1096895) and the grade II granary (NHLE 1039923)). Any future planning application would be supported by a Heritage Assessment.

The site includes Ancient Woodland and has further Ancient Woodland adjacent to the site boundary. Full consideration for the woodland will be given during the preparation of the planning application.

Type and Characteristics of the Potential Impact

The characteristics of the site and the development proposals have been considered with regard to the potential environmental impacts that may arise from its redevelopment. Therefore, for the purposes of this Screening Opinion Request, the proposals have been assessed against the following key topics:

- Socio – economic
- Biodiversity/Ecology
- Landscape
- Trees
- Noise
- Air Quality
- Traffic and Transport
- Flooding and Drainage
- Contamination
- Heritage & Archaeology

The below sections take each matter in turn and assess them in line with the EIA Regulations. Particular emphasis is placed on the current baseline position, the potential impacts of the Proposed Development and possible mitigation measures that could be utilised if required.

Socio-economics

The Proposed Development would introduce, in the region of, 200 new homes. The development proposals will be supported by a Planning Statement which assesses the impact of the development on human health, both positively and negatively. The Planning Statement will cover off the access to and impact on local facilities, including, but not limited to, schools, doctors and dentists, making recommendations for mitigation where appropriate. The planning application will include details of the effect on economic activity and employment need, assessing these against the objectives of the adopted and emerging Local Plan. The planning application will assess the demand for and delivery of sporting facilities, looking at current capacity rates and the aspirations of the Local Plan.

It is considered that through the application submission documents, namely the Planning Statement, the full impacts of socioeconomics can be adequately assessed. The scale of the proposed uplift in residential is assessed by the Council under the draft allocation of the emerging Local Plan.

An Environmental Impact Assessment, on the basis of Socioeconomics, is not deemed necessary and matters can be suitably considered through the planning application process.

Biodiversity/Ecology

The site does not lie within or adjacent to any statutory or non-statutory designated sites. It is considered highly unlikely that the development will cause adverse effects to these areas or the surrounding landscape. The site is largely dominated by

species-poor semi-improved grassland habitats, which has been heavily managed either through sheep grazing or mowing. These habitats in themselves are considered to be common and widespread and of limited ecological interest.

Other habitats present within the site included the ancient woodland, mature trees, a small pond, hedgerows, and deciduous woodland, which are considered to be of significant ecological value, which these habitats also being habitats of principle importance as defined by the NERC Act 2006.

Survey work established that foraging bats and low populations of reptiles are found on site. eDNA surveys did not identify any GCNs within the surrounding ponds.. As such a precautionary approach to works are recommended. A main badger sett was located off site to the east, adjacent to the A23. No other setts were identified on site at the time of the survey. Consideration for the foraging habitats and commuting routes for badgers within the development is recommended. Due to the loss of such a large area of grassland, further compensation and mitigation is thought to be necessary for species of breeding birds, namely mistle thrush, song thrush and starling.

The site is considered not constrained by otters, dormice, and water voles, and no further surveys work is recommended for these species.

A number of general site enhancements are also recommended, these include instillation of nest boxes and bat roosting boxes, as well as sowing of wildflower seed and planting of native shrubs and trees.

An Environmental Impact Assessment, on the basis of Ecology, is not deemed necessary and matters can be suitably considered through the planning application process.

Landscape

The site forms part of the distant setting of the South Downs National Park (SDNP) as it is a component of panoramic views that are available from the SDNP escarpment. These views comprise an expansive array of agricultural fields, woodlands, tree belts and scattered settlements within the Low Weald. In views from the nearest part of the escarpment at Wolstonbury Hill (approximately 3.5km south of the site), settlements such as Sayers Common, Hurstpierpoint and Albourne Green may be seen as part of a visual mosaic of buildings and trees. Houses are well integrated into these distant views by settlement edge woodland and trees. The site is difficult to perceive in the wider visual mass of woodland and mature trees in and around Sayers Common. Views of the site from the escarpment to the southwest are even more difficult to perceive (e.g. from the escarpment near Steyning approximately 12km from the site) due to the greater effects of distance.

The development proposals have been informed by a detailed analysis of existing landscape and visual conditions. The landscape analysis has included a review of landform, topography, vegetation, land use, connectivity, designations and landscape character. The special qualities of the South Downs National Park and the key characteristics of its component landscapes, as identified in the South Downs Landscape Character Assessment (October 2020), have also been reviewed. One of the key characteristics associated with the escarpment to the south and southwest of the site is the availability of panoramic views across the Low Weald and the role of the escarpment as a distinctive backdrop to views from the Low Weald. An appraisal has been undertaken of (1) the contribution of the site to these panoramic views and (2) the visibility of the escarpment from the site and from nearby areas of the local landscape.

The landscape and visual baseline work has informed the quantum and distribution of housing and greenspace on the site, as set out on the Indicative Masterplan. The areas of proposed built development have been set back from retained trees and woodlands and supplementary native tree planting has been provided to help conserve the visual mosaic of trees and buildings that are a characteristic part of these elevated SDNP views.

A Landscape and Visual Appraisal has also been undertaken. This study has identified that there would be negligible effects on the key characteristics and special qualities of the SDNP. The strong rural character and scenic beauty of the panoramic views from the escarpment would be conserved. The proposed planning application would not result in any obstruction of views of the escarpment from public rights of way surrounding the site. Some distant glimpsed views of the escarpment from within the site would be retained to help create an attractive high-quality residential area that reflects the intrinsic character of the Low Weald.

There would be no conflict, in the context of the above, between the Proposed Development and the purposes of the SDNP, which include the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the area.

An Environmental Impact Assessment, on the basis of Landscape, is not deemed necessary and matters can be suitably considered through the planning application process.

Trees

Four blocks of woodland are located within the immediate vicinity of the site, as identified in figure 6 below, albeit these are designated under five separate names by Natural England (Coombe Farm Shaw, Coombe Wood, Sayers Common Wood, Sayers Common Wood E and W respectively). All four of these blocks are ancient and semi-natural woodland, and three of which are located within the site boundary.

It is understood that the parcels of ancient woodland within the site boundary are currently neglected and in a poor condition.

Figure 1 Ancient Woodland



Source: <https://naturalengland-defra.opendata.arcgis.com/datasets/ancient-woodland-england/explore?location=50.945864%2C-0.193296%2C16.66>

Whilst ancient woodland is not protected under statute, there is a presumption that ancient woodland should be maintained where possible. Benefits of development affecting ancient woodland must be significant in terms of social or economic drivers and mitigation measures and/or compensation must be provided to reduce where possible significant impacts. Paragraph 193 of the NPPF (2024) sets out that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Natural England's standing advice for ancient woodland is for the creation of a buffer zone of a minimum of 15m from the edge of the woodland. The 15m buffer zones have been incorporated into the proposed masterplan.

A limited number of tree removals are anticipated to accommodate the scheme; these are expected to be limited to those required to provide access and interconnectivity between development parcels whilst providing spatial separation from ancient woodland.

The parcels of ancient woodland within the site boundary, which are currently neglected and in a poor condition, can be brought under a sensitive regime of management, thereby improving the woodlands' structure, quality, resilience and longevity.

It is understood that SUDs should be included on the edges of the ancient woodland buffer (outside the 15m) so that any ecological benefit as a result of SUDs development can be linked with maintained and enhanced habitats on the ancient woodland edge. SUDs are proposed as part of the development proposals, to ensure that there are no changes to water quality in the off-site stream network. The use of SUDs can ensure that water discharge and quality are maintained at current levels, as well as provide new opportunities for wildlife creation. A lighting scheme will also be developed to ensure that dark corridors are maintained around the edges of the site and through the site.

An Environmental Impact Assessment, on the basis of Trees, is not deemed necessary and matters can be suitably considered through the planning application process.

Noise

Environmental noise surveys will be undertaken at the site to determine the existing noise levels and establish the requirements of the Proposed Development in terms of the mitigation of noise from such sources to ensure appropriate living conditions are capable of being achieved.

An Environmental Impact Assessment, on the basis of Noise, is not deemed necessary and matters can be suitably considered through the planning application process.

Air Quality

From a preliminary review, it is anticipated that the air quality impacts of the development will not be significant, as well as the impacts on the development from the local road network. A full assessment will be carried out and will accompany the planning application.

An Environmental Impact Assessment, on the basis of Air Quality, is not deemed necessary and matters can be suitably considered through the planning application process.

Traffic and Transport

The Site is located to the east of the B2118 and west of the A23. Vehicular access is proposed onto the B2118 in the form of a simple priority junction.

To support active travel permeability, multiple points of pedestrian/cycle access to the infrastructure surrounding the site will be provided to enable sustainable travel to the facilities located in Sayers Common to the north of the site.

In terms of traffic impact, the site is estimated to generate in the region of 130 vehicular trips in the highway peak periods, which will be distributed north and south onto the B2118 in a fairly even manner. Therefore, the impact of traffic assignment will dissipate very quickly beyond the site access. As a result, the impact of the development traffic on any given link will be negligible.

In support of the application a Transport Assessment will be produced, informed by pre-application engagement with WSCC Highways. Within this Transport Assessment, junction modelling will be undertaken to demonstrate the impact of the proposals being negligible.

Given the modest level of traffic generated, and the fact that the impact on the wider network is considered negligible, an Environmental Impact Assessment, on the basis of Traffic and Transport, is not deemed necessary and matters can be suitably considered through the planning application process.

Flooding and Drainage

The Site is located within Flood Zone 1, the lowest risk of flooding from rivers and seas, according to the Environment Agency (EA) Flood Maps.

The EA's long term flood map for other sources of flooding indicates that whilst the site is at very low risk of long term flooding from rivers, seas and reservoirs; there are some localised areas that are subject to surface water flood risk. The majority of the site is at very low risk of surface water flooding, However, there are small, localised areas subject to low flood risk which are caused by low points in the topography of the site. Additionally, there is a ditch along the western boundary that causes a high-medium-low risk of surface water flooding near the western boundary, which extends to the south through Combe Woods.

The existing surface water flooding will be mitigated through the use of a sequential approach in the drainage and layout design, where dwellings will be located outside of medium-high flood risk areas, and any displaced surface water flooding will be compensated for and stored within a suitable area that will not affect the development. The proposed Finished Floor Levels (FFL) will be designed in accordance with regulations and will account for surface flood levels associated with a 1-in-100-year storm event, including allowances for climate change.

The surface water drainage strategy proposes attenuating surface water runoff on-site within a series of attenuation basins, and eventually discharging at a restricted Greenfield Qbar rate into the ditch located on site. Restricting the site to greenfield runoff rates and implementing sustainable drainage systems (SuDS) will result in there being no increase in risk of flooding on-site or downstream of the development.

An Environmental Impact Assessment, on the basis of Flooding and Drainage, is not deemed necessary and matters can be suitably considered through the planning application process.

Contamination

A phased assessment of the site will be undertaken to evaluate the risks associated with contaminated land and the potential impacts on future site users and the environment. The process will begin with a Preliminary Risk Assessment (Phase 1 Desk Study), which will review the Site's historical use, environmental setting and underlying geological conditions; and any prior reports to identify potential contamination sources, pathways, and receptors.

The findings of the Preliminary Risk Assessment will inform the design and execution of a ground investigation. This will include recording ground conditions and collecting soil samples for chemical analysis. The results will be compared against screening levels to assess risks to human health and the environment.

A Phase 2 Geoenvironmental Assessment Report will then be prepared, detailing the identified risks associated with contamination and recommending any required remediation measures. If remediation is necessary, a detailed Remediation Strategy will be developed, and the remediation works will be implemented with independent verification to ensure compliance.

As part of the investigation and assessment process, recommendations will be provided regarding Site design considerations. These may include guidance on foundations, floor slabs, external pavements, drainage, and potential requirements for earthworks.

An Environmental Impact Assessment, on the basis of Contamination, is not deemed necessary and matters can be suitably considered through the planning application process.

Heritage & Archaeology

A Heritage Desk Based Assessment has been undertaken by the applicant's appointed heritage consultant. The assessment sets out that the site contains no known designated or non-designated heritage assets. Based on a review of available evidence the Site is considered to have low potential for all archaeological periods. Due to the low archaeological potential, the Proposed Development will not have any below ground archaeological impacts. Therefore, further archaeological investigation in support of the development of the site is considered to be unnecessary.

The assessment has considered the effect of developing the Site on the grade II listed Coombe Farmhouse (NHLE 1372073), the grade II barn at Coombe Farm (NHLE 1096895) and the grade II granary (NHLE 1039923). These structures will not be directly impacted by development. However, the setting of these structures extends within the study site boundary. The area in which these assets is experienced is somewhat restricted by the surrounding vegetation. As such, the rural fields within the study site are considered to make a minor contribution to the significance of these buildings, which lies in their architectural and historical interest as a 17th - 19th century farmstead.

The proposed masterplan retains open space around the farm complex. Whilst it is recognised that the Proposed Development will result in a change to the setting of the listed farm complex through the loss of the agricultural context, the addition of well-designed and considered residential development would not involve any meaningful loss of significance. The development of the site is considered to result in a less than harmful effect to the significance of Coombe Farmhouse and barn at Coombe Farm. It is recommended that additional screening is planted along the boundary between the farmstead and the study site to shield views along the ridge from the study site into the farmstead.

An Environmental Impact Assessment, on the basis of Heritage and Archaeology, is not deemed necessary and matters can be suitably considered through the planning application process.

Conclusion

We conclude that the Proposed Development does not represent 'EIA development' as defined by the 2017 Regulations, and as such an Environmental Statement is not required to support a planning application. This is on the basis that the Proposed Development will not have significant effects on the environment.

Mitigation measures, as identified above will ensure that opportunities to enhance the site are taken and that the Proposed Development has a positive effect on the local environment. To support this, the following technical reports will be submitted in support of a future planning application for this site:

- Air Quality Assessment (local)
- Arboricultural Impact Assessment and Method Statement
- Archaeological Assessment (desk-based)
- Biodiversity Net Gain Assessment and Metric
- Contamination Assessment
- Design and Access Statement
- Drawing Pack (outline)
- Ecology Reports (full suite)
- Flood Risk Assessment and Drainage Strategy
- Framework Construction Environmental Management Plan
- Heritage Statement
- Landscape Visual Impact Assessment
- Lighting Strategy
- Minerals Resource Assessment (proportionate)
- Noise Impact Assessment
- Planning Statement
- Sustainability and Energy Assessment
- Statement of Community Involvement
- Transport Assessment and Travel Plan

On behalf of our Client we request the Council's confirmation, by way of a formal Screening Opinion, to confirm that the Proposed Development is not EIA development (EIA Regulations 2017). We would be grateful if this could be confirmed within three weeks of receipt of this request so that we can progress towards the submission of this application.

We look forward to receiving the Council's receipt of this letter. Please do not hesitate to contact the undersigned if you wish to discuss further.

Yours sincerely,



