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Aldi Stores Ltd
c/o Mr Samuel Freeze
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65 Gresham Street
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CONTACT: Susan Dubberley
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DATE: 13th February 2025

Dear Sir/Madam

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended

Reference: DM/25/0188

Location: Sussex House Perrymount Road Haywards Heath West Sussex

Proposal: EIA Screening request for Proposed Development at Sussex House comprising of demolition of the existing buildings and construction of a new food store (Use Class E(a)), with access, car and cycle parking, landscaping and associated works

I refer to your letter dated the 23rd January 2025 regarding the above site and your request for the Council's formal Screening Opinion.

The Council is required to determine whether the application should be accompanied by an Environmental Impact Assessment, in accordance with Regulation 7 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended.

In the opinion of the Local Planning Authority, having taken into account the criteria in Schedule 3 of the 2017 Regulations, the proposed development, while constituting a Schedule 2 development, would not be likely to have a significant effect on the environment by virtue of the factors such as its characteristics, location and characteristics of potential impacts.

The site is located within Haywards Heath within the built up area boundary

The site currently comprises a mix of residential, employment and retail use with areas of car parking. The proposals are for the redevelopment of the site to provide a single storey food store to be occupied by Aldi with a total GIA of 1,940sqm and this includes a retail area of 1,154sqm, 639sqm warehouse, delivery and loading bay and ancillary staff facilities.

The development is classified under Category 10(b) of Schedule 2 - 'Infrastructure Projects - Urban Development Projects' of the EIA Regulations 2017. Therefore, it is necessary to consider the development having regard to the applicable thresholds and criteria under Category 10(b) and to the selection criteria in Schedule 3 of the Regulations to confirm that proposals do not constitute EIA development.

The development does not exceed the Schedule 2 thresholds as the Site is not greater than 1 hectare (Site area of 0.8 hectares), does not include the provision of dwellings, nor exceeds an overall development area of 5 hectares.

The Proposed Development is not considered to have significant environmental effects.

Having regard to the selection criteria in Schedule 3 of the EIA Regulations, it is considered that given the scale and nature of the development, the proposed development would not have significant effects on the environment within the meaning of the EIA Regulations.

Accordingly, the Local Planning Authority directs that the development above for which planning permission is sought is **not EIA development**. Consequently no Environmental Impact Assessment is required to be submitted with any subsequent planning application.

This letter will be placed on the public register and on the Council's website, in accordance with Regulation 28(2).

Please do not hesitate to contact me if you have any further queries.

Yours faithfully

A handwritten signature in black ink, appearing to read 'ABiggs', with a stylized, cursive script.

Ann Biggs
Assistant Director Planning and Sustainable Economy

EISCRZ