

Date: 7 May 2026

Our ref: 65901/03/MS/NP/41093100v1

Dear Stuart

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017: Request for a Scoping Opinion

On behalf of our client, Berkeley Latimer Estates Ltd, we request Mid Sussex District Council's formal opinion on the scope of an Environmental Impact Assessment ('EIA') to be submitted in conjunction with a planning application for a residential led mixed-use development ('the Proposed Development') on land to the south of Reeds Lane, Sayers Common ('the Site').

The request is made under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 as updated by the Town and Country Planning and Infrastructure Planning (EIA) (Amendment) Regulations 2018 (together, 'the 2017 EIA Regulations'). It is accompanied by the enclosed 'Land to the south of Reeds Lane, Sayers Common, Mid Sussex EIA Scoping Report' (07.05.26).

The Proposed Development falls within two parts of Schedule 2 Part 10(b) 'Urban Development Projects' of the EIA Regulations, as the Proposed Development includes more than 150 dwellinghouses (ii); and the overall area of the development exceeds 5 hectares (iii). 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 of location".

The Site boundary provided with the EIA Scoping Report encompasses approximately 113 hectares. An EIA of the Proposed Development will be conducted to ensure that any potential significant environmental impacts are identified, assessed, and presented to assist the Council in its consideration of the planning application.

To assist the Council in forming its scoping opinion, the enclosed Scoping Report provides the following information:

- Site location and description;
- Description of the nature and purpose of the development;
- Possible environmental effects; and

- Proposed form of the ES.

In considering the content of the ES, we note that the focus of Schedule 4 of the 2017 EIA Regulations is the significant impacts. Other lesser effects need not be considered as part of the EIA process. On that basis, and following review of those matters specified in the enclosed report, it is considered that the scope of the EIA should include consideration of the following environmental aspects:

- Landscape and Visual;
- Transport;
- Air Quality and Odour;
- Noise and Vibration;
- Biodiversity;
- Cultural Heritage;
- Water Environment/Flood Risk;
- Socio-Economics; and
- Climate Change.

The environmental assessment for each of the above technical aspects will be conducted during both the construction and operational periods of development. Direct, indirect, secondary and cumulative effects will be addressed as appropriate.

We seek your confirmation as to the scope of the EIA. We trust that the above and the enclosed document provide you with sufficient information to adopt a scoping opinion, and we look forward to receiving your opinion as soon as possible within the five weeks allowed by the 2017 EIA Regulations (starting from the date of this submission).

Please contact me if you have any questions.

Yours sincerely



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