

Contact	Email	Your Ref	Date
Stuart Malcolm	stuart.malcolm@midsussex.gov.uk	17/3678	5 th Sep 2025

Charlotte Parry
Planning Potential

Email Only

Dear Charlotte,

Reference: DM/25/1934
Proposal: Residential development of circa 200 homes with associated infrastructure
Location: Land at Coombe Farm, London Road, Sayers Common, West Sussex

I refer to your submissions of the 31st July 2025 and the accompanying letter and Location Plan requesting the Council's formal Screening Opinion for the above development.

The Council is required to determine whether an application for the above development should be accompanied by an Environmental Impact Assessment in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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.

Accordingly the Local Authority directs that the development above is not EIA development. Consequently no Environment Impact Assessment is required to be submitted with any planning application for the above development.

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

Yours sincerely



Ann Biggs
Assistant Director Planning and Sustainable Economy

