

Ref: DM/24/3077



22nd January 2025

Mid Sussex District Council
Service Support Team,
Oaklands Road,
Haywards Heath,
West Sussex,
RH16 1SS

Dear Sir/Madam,

Sussex House, Perrymount Road, Haywards Heath, RH16 1DN

We write on behalf of our client, Aldi Stores Ltd, to seek your confirmation that the proposed development at Sussex House, Perrymount Road, Haywards Heath, RH16 1DN does not require an Environmental Impact Assessment (EIA).

This cover letter sets out a description of the current Site and surrounding context, a description of the proposed development and the current requirements for an Environmental Impact Assessment.

Description of Site and Surrounding Context

The Site is located within the administrative boundary of Mid Sussex District Council ('MSDC') (the Local Planning Authority ('LPA')) and Sussex County Council ('SCC'), within the town of Haywards Heath. The Site measures circa 0.8ha in area.

The Site is accessed off Perrymount Road (B2028) and comprises Sussex House, a detached, two-storey, partially vacant office building (Use Class E(g)(i)), Colourschemer Interiors, a two-storey detached retail unit with office uses at first floor and a two-storey Budgens and Post Office retail unit. The Site includes car parking and hardstanding associated with the existing uses.

The Site is classed as an out of centre location in retail planning terms as it is located 450m away from Haywards Heath Town Centre and 1km from Haywards Heath's Primary Shopping Frontage.

There are no listed buildings on the Site, nor is the Site located within a Conservation Area. The Site is located adjacent to The Heath Conservation Area, bounding the eastern and north eastern Site boundary. The nearest listed building is the Grade II listed Church of St Richard, located approx. 40m north of the Site.

A review of the Council's Tree Preservation Orders (TPOs) search function confirms that there are no TPOs located on or adjacent to the Site. The trees on the Site are not located within the Heaths Conservation Area and are not subject to additional protection.

The Site is located in Flood Zone 1, which has the lowest probability of flooding from rivers and is not subject to surface water flooding according to the Environment Agency's flood risk maps.

The Site is bound to the east by Haywards Heath Cricket Club and three-storey residential dwellings, located on Park View and accessed from Sydney Road. A pedestrian footpath runs adjacent to the eastern boundary of the Site from Sydney Road, and links to footpaths from Oathall Road to the east, and Perrymount Road to the south west and Heath Road to the south. The Site is separated from the Haywards Heath Cricket Club, located within Clair Park, to the east by a number of mature trees located adjacent to the Site's boundary.

To the north of the Site are a mix of two and three storey detached residential properties and flats with residential and commercial uses located at ground floor level. To the south of the Site, is the Clair Hall community hall and the attached Redwood Centre, currently used by Mid Sussex Scouts, which was formerly an Age UK day centre and NHS Vaccination Centre.

The wider context of the Site comprises a mix of residential, employment and retail uses. Further north and east of the Site primarily consists of two and three storey residential dwellings. To the south and west comprises a mix of commercial buildings and residential properties up to seven storeys in height.

Description of Proposed Development

Planning permission (ref. DM/24/3077) is currently being sought for:

"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"

The proposals comprise the development of a single storey food store to be occupied by Aldi with a total GIA of 1,940sqm. This includes a retail area of 1,154sqm, 639sqm warehouse, delivery and loading bay and ancillary staff facilities.

The proposed layout locates the food store to the north of the Site, with store car parking positioned along the south and west of the building with access from Perrymount Road. The servicing and delivery area for the store is located adjacent to the south of the building and comprises a ramp down to the dedicated loading/unloading area within the warehouse.

The Proposed Development provides a carefully designed, comprehensive landscaping strategy which retains the majority of the existing trees, including the mature tree band and hedge screen along the eastern boundary which limits the view of the Site from the conservation area to the east and the residential properties to the north east.

The landscaping scheme comprises the planting of 30 new trees, along with wildflower meadows, native hedges, shrubs, grasses and mixed species across the Site. This provides a 928.39%

biodiversity net gain (BNG) for habitat units and 1,544.44% biodiversity net gain for hedgerow units, far exceeding the local and national policy.

Requirement for Environmental Impact Assessment

The process of Environmental Impact Assessment in the context of Town and Country Planning in England is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations'). These regulations apply to development which is given planning permission under Part III of the Town and Country Planning Act 1990.

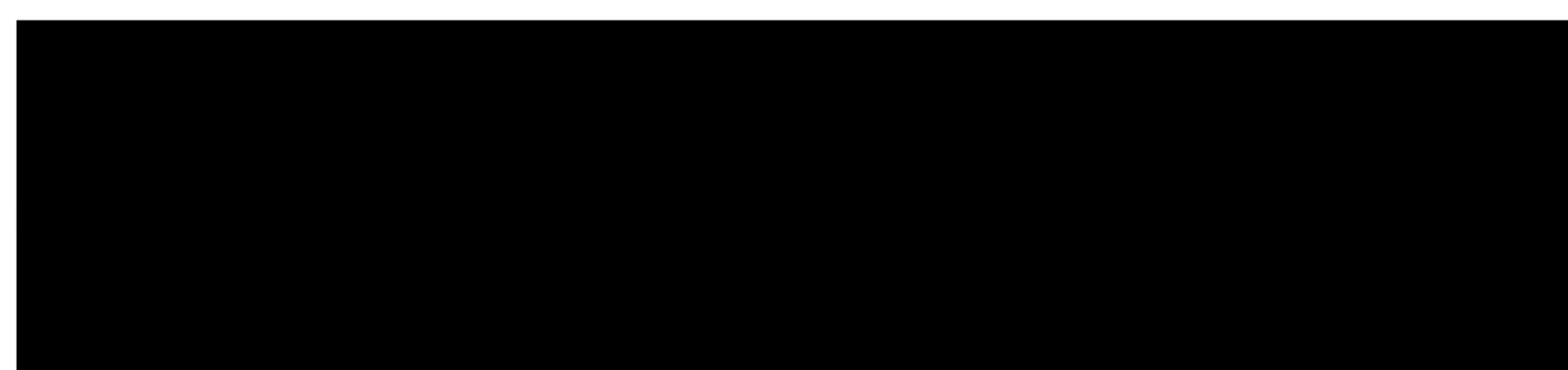
The 2017 Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development), or conditional (Schedule 2 development) where an EIA is only required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposed development does not fall within any of the categories of development in Schedule 1 of the Regulations for which EIA is mandatory.

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. Therefore, it is our view that the development does not meet the criteria of Schedule 2 and does not require an EIA.

We trust that the enclosed information demonstrates that the proposed development does not require an Environmental Impact Assessment in this case. Should you require anything further, please do not hesitate to contact me or my colleague Tom Roe (Tom.Roe@avisonyoung.com).

Yours faithfully,



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For and on behalf of Avison Young (UK) Limited

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