

Chris Lyons
WYG – Head of Southampton Planning
The Pavillion, 1st Floor
Botleigh Grange Office Campus
Hedge End
Southampton
SO30 2AF

Our ref: EIA/20/0006
Your ref: HP19068-A113902
Officer: Angela Moore
Tel: 01403215288

Date: 04 January 2021

Dear Chris Lyons,

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

EIA Screening Opinion - Land at Woodfords, East of Shipley Road, Southwater, West Sussex

Thank you for your request of 30 November 2020 for the Council to provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming Outline planning application for approximately 78 dwelling houses on a 3.38Ha site at Land East of Woodfords, Southwater.

Following a review of the information provided, whilst the proposed residential development is listed in Schedule 2 of the EIA Regulations (Item 10b, Urban Development Projects), the scale of the proposal (78 units) and size of the site (3.83Ha) fails to exceed any of the three thresholds listed within Column 2 of item 10b, and does not fall in part or full within a Sensitive Area. As such, your proposal does not constitute Schedule 2 development requiring further screening by the local planning authority, and does not therefore constitute EIA development. I confirm that this letter forms Horsham District Council's formal Screening Opinion, and will be placed on the public register.

Yours sincerely,

Angela Moore
Senior Planning Officer, Major Projects Team