

Jason Hawkes  
Principal Planning Officer  
Horsham District Council  
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Chart Way  
Horsham  
Wes Sussex  
RH12 1RL

17 October 2023

Dear Jason,

Ramboll  
Cornerblock  
Two Cornwall Street  
Birmingham  
B3 2DX  
United Kingdom

## **WEST OF IFIELD – EIA SCOPING OPINION REQUEST**

On behalf of Homes England, please find enclosed a request for an opinion on the information to be supplied in an Environmental Statement (a “Scoping Opinion”) in relation to the proposed West of Ifield development.

The request is made under Part 4 Regulation 15 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) and information to enable the Local Planning Authority to form their opinion is provided in the enclosed EIA Scoping Report (dated 17 October 2023).

It is intended that this EIA Scoping Opinion request will supersede the previous request (Ramboll ref: R-1620007949\_3-WOI Scoping, dated 22<sup>nd</sup> September 2020). We request that the Local Planning Authority update the Scoping Opinion received on 20th November 2020 (Horsham District Council ref: EIA/19/0004).

The need for the updated Scoping Opinion has been necessitated by a revised planning strategy, devised to respond to ongoing delay to the Local Plan review and challenges with regards to Water Neutrality. Both of these factors have led to unexpected delays to the submission of an outline planning application by Homes England.

Consequently, Homes England is now in a position to expand the scope of the planning application, with a view to submitting a hybrid planning application that retains the principal elements in ‘outline’ and seeks full planning permission for enabling infrastructure works. Previously, Homes England were preparing two separate planning applications, an outline planning application for the principal elements (illustrated by parameter plans and a masterplan), and a standalone full planning application for the early infrastructure. This

Ref R-1620007949\_1-WoI HPA  
Scoping Report (covering  
letter)

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revised approach to the contents of the planning application responds to public consultation feedback, and will deliver Homes England's commitment to bring forward infrastructure alongside new homes.

Further information on the expected form of the hybrid planning application and changes to the scheme previously set out in the 2020 Scoping Opinion request are detailed in Section 3 of the enclosed report.

Further, the delay to the submission of the planning application, and increased design maturity, means that an amount of environmental information has been updated and potential environmental effects are now better understood. This is in part through extensive surveys undertaken in response to the previous Scoping Opinion.

Given project timescales, a Scoping Opinion is definitely required within the 5 week statutory period.

I trust that the above is of assistance and that you will not hesitate to contact me if you have any queries on the above or require further information.

Yours sincerely,



**Matt Royall**  
**Principal**

**c.c. Jean McPherson, Crawley Borough Council**

Encl. EIA Scoping Opinion Request Report