

Mrs K Slater
Eclipse Planning Services Ltd
12 Church Green
Ramsey
Cambridgeshire
PE26 1DW

Ref: F/2013/0257/HYB
Ask for: Gareth Durrant
Direct Line: 01284 757345
email: gareth.durrant@westsuffolk.gov.uk

13th February 2014

Dear Mrs Slater,

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS, 2011, AS AMENDED**

Planning application F/2013/0257/HYB – Erection of 374 dwellings (etc.)

Land East of Red Lodge (et al)

I refer to the above amended planning application submitted on behalf of Crest Nicholson.

The revised proposals have been assessed in accordance with Regulation 7(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. In the opinion of the local planning authority the development proposed falls within the description of development given in Schedule 2, Paragraph 10(b) of the Regulations. The proposal comprises the erection of 374 dwellings on sites extending to circa 23 hectare in area.

The Local Planning Authority considers that the project proposed by the planning application (including the mitigation proposed) is not EIA development within the meaning of the 2011 Regulations, and an Environmental Impact Assessment will not be required to assist with our consideration of the application. Having taken into account the indicative thresholds and the selection criteria in Schedule 3 of the Regulations and having due regard to the indicative thresholds and criteria set out in Annex B of Circular 02/1999 ("Environmental Impact Assessment"), the Local Planning Authority considers the proposed development is not likely to give rise to significant environmental effects.

The Local Planning Authority has taken into account the characteristics of the development, including its physical scale and site area; the existing land use; pollution

and nuisances, the location of the site, the potential impact upon the character and sensitivity of the area and the potential increase in traffic, noise and disturbance (including impact upon the Breckland Special Protection Area). It has also considered cumulative impacts with other planned or proposed projects. The Local Planning Authority concludes the proposed development would not have a significant impact on the environment by virtue of emissions, traffic, noise and vibration, urbanisation of a predominantly undeveloped site, visual intrusion, ecology or the loss of agricultural land. An Environmental Impact Assessment is not therefore required to be submitted to inform the proposals.

A copy of an EIA Analysis and Screening Proforma which has been used to formulate this Screening Opinion is attached for reference.

In accordance with Regulation 20 (2), a copy of this screening opinion is available for public inspection during normal opening hours at the main Council offices of Forest Heath District Council, College Heath Road, Mildenhall.

You will appreciate that the opinion set out above is made without prejudice to the consideration of the planning application by the Local Planning Authority.

Yours sincerely,

M Smith
Place Shaping Manager

Enc. EIA Screening Checklist