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25th April 2014

Please ask for: Charlotte Hardy

Our Ref: F/CRTBO1/EIA

**Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2011
Screening Opinion**

**Screening Opinion of Ferring Parsh Council Community Right to Build Order 1:
Land behind the Henty Arms**

Dear Nadine

Thank you for receipt of this Draft Community Right to Build Order and the request for its screening under the EIA Regulations 2011.

It has been determined that the above proposal does not require the submission of an Environmental Impact Statement, as any impacts as there are on the environment are not sufficient as to be covered by the Regulations. The following environmental issues are considered relevant to this proposal and have been considered in coming to this decision:

From the details submitted and the description of the development, I consider that the proposal being only 0.336 hectares in size and proposed to be developed for residential use, is under the scope of identified projects defined in Schedule 2 of the regulations.

I conclude that the proposal does not represent EIA development for the reasons set out below:

- The site is not located within an environmentally sensitive location and no protective designations apply which could be affected by such development designations;
- The likely impacts are unlikely to be of a scale or cumulative nature that would require a formal Environmental Impact Assessment; they can be adequately considered through the submission of stand-alone technical assessments
- The proposal is unlikely to cause significant pollution or nuisance which cannot be controlled outside of these regulations.

As such any application resulting from this Community Right to Build Order should be accompanied by the following information:

- Transport Assessment and Mitigation (covering all accesses and connections into and out of the site)
- Noise Assessment & Mitigation in line with Annex 1 of the Sussex Planning Advice Document
- Archaeological Assessment
- Arboricultural Assessment
- Landscape & Visual Assessment
- Ecological Survey
- Ground Conditions & Mitigation Assessment

As the Council are receiving Counsel advice over the robustness of the conditions drafted relating to obligations, which have currently been included within this Community Right to Build Order, the list above may need amending dependent on its outcome.

Yours Sincerely

Charlotte Hardy
Senior Environmental Assessment Officer