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Our Ref: BN/27/09/
Your Ref:

Please ask for:
Mr N Crowther

Dear Mr Collins

26th January 2010

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 1999
Environmental Statement Requirements

Outline application for demolition of all existing buildings/structures & redevelopment with up to 100 dwellings (including up to 40 affordable homes) together with associated open space, landscaping & access improvements (This is a Departure from the Development Plan)
Angels & Hyde Nurseries Yapton Road, Barnham,

I refer to the above application which was accepted on 13th January 2010.

The Head of Planning Services has determined under delegated powers that although the application falls within Schedule 2 of the above Act and Regulations an Environmental Statement is **not** required for the above proposal. The following environmental issues are considered relevant to this proposal and have been considered in coming to this decision:

The site area is sufficient for the LPA to consider significant environmental impacts. It lies outside of the built up area of Barnham but is closely related to it to the north and west. The existing uses on the site and the scale of the proposals are such that there are unlikely to be significant environmental impacts sufficient to justify a full EIA.

This determination that an Environmental Statement is not required should not be seen as an indication of the Council's view on the planning merit of the proposal.

Yours sincerely

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