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Mr J Escott
Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN

Our Ref: F/7/15/OUT
Your Ref:

Please ask for:
Ismail Mohammed
01903 737776

Dear Mr Escott

8th october 2015

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

Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. This application is a Departure from the Development Plan.

Land south of Burndell Road Yapton,,

I refer to the above application which was accepted on 30th April 2015.

The Assistant Director Planning and Economic Regeneration 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 development is not of more than local importance;

The site does not lie within an environmentally sensitive or vulnerable location;

The proposed development would not have unusually complex or hazardous environmental effects;

It is unlikely to cause significant cumulative impacts with other development;

It will not significantly impact on the use of natural resources;

The proposed development is unlikely to produce waste of environmental significance;

The proposal is unlikely to cause significant pollution or nuisance (subject to suitable safeguards).

This determination that an Environmental Statement is not required should not be seen as ^{peisesn}

Yours sincerely

A handwritten signature in black ink, appearing to be 'KAR' with a stylized flourish underneath.

Karl Roberts
Director Planning & Economic Regeneration

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