

This matter is being dealt with by  
David Pendle

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Our ref:902832.35.AT

Your ref:

19<sup>th</sup> December 2024

Dear Sir/Madam,

**Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon**

I have the pleasure of submitting a planning application for Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon on behalf of Richborough (the applicant).

The application seeks *"Outline planning application for construction of up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane)."*

The application site comprises 13.77ha of which 6.91ha already benefits from outline planning permission (22/00277/OUT) for up to 239 dwellings (Phase 1). The Phase 1 land within the red line of this application is included merely to provide for access/egress to the public highway at Brascote Lane; the Phase 1 consent will be unchanged by this application. The remaining 6.86ha comprises the land where the proposed 135 dwellings and associated infrastructure is proposed to be contained (Phase 2).

Marrons are instructed to act behalf of the applicant as its agent.

**EIA Screening**

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 "regulations", the development would fall within Schedule 2 (10b) where an Environmental Impact Assessment "EIA" may be required.

The relevant test is set out in Regulation 2 where EIA development is defined as:

*'either—*

*(a) Schedule 1 development; or*

*(b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.'*

This letter takes into account the criteria set out at schedule 2 of the Regulations alongside the content of the indicative threshold criteria set out in the Planning Practice Guidance (PPG) (Paragraph: 058 Reference ID: 4-058-20150326) which identifies that for Urban Development Projects the following guideline is relevant:

*Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.*

*Sites which have not previously been intensively developed:*

- i. area of the scheme is more than 5 hectares; or*
- ii. it would provide a total of more than 10,000 m<sup>2</sup> of new commercial floorspace; or*
- iii. the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).*

The site is more than 5 hectares and proposes a development of significantly less than 1,000 dwellings. It is our opinion that there are no likely significant effects on the environment as a result of the proposed development, or indeed cumulative with nearby developments. The Local Planning Authority is therefore respectfully invited to adopt a Screening Opinion confirming that an EIA is not required.

#### Application pack

In addition to this covering letter and application form and certificates, the application pack comprises the following plans and documents in accordance with the validation requirements:

- Access Drawing(s) (Hub Transport Planning)
- Air Quality Assessment (BWB)
- Arboricultural Assessment (Tyler Grange)
- Biodiversity Net Gain Metric (Tyler Grange)
- Design and Access Statement (Marrons)
- Ecological Impact Assessment (Tyler Grange)
- Flood Risk and Sustainable Drainage Statement (BWB)
- Geophysical Survey (RPS)
- Geo-environmental Desk Study (Geotechnical Engineers Limited)
- Heritage Statement (RPS)
- Landscape and Visual Impact Appraisal (Tyler Grange)
- Landscape Masterplan (Tyler Grange)
- Noise Risk Assessment (BWB)
- Parameter Plan (Marrons)
- Planning Statement (Marrons)
- Site Location Plan (Marrons)

- Transport Assessment (Hub Transport Planning)
- Travel Plan (Hub Transport Planning)
- Utilities Statement (BWB)

The application has been submitted via the Planning Portal and Richborough has paid the appropriate fee. I would be pleased to receive confirmation from your officers that the application is valid and has been registered.

We look forward to working with you towards the positive determination of the proposal. Please do not hesitate to contact me if you wish to discuss the application.

Yours sincerely,

**Alasdair Thorne**  
**Associate Director**  
**Marrons**

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