

Appendix 1.2

EIA Screening Opinion



St Edmundsbury
BOROUGH COUNCIL

Ms L Beighton
Bidwells
Thruppington Road
Cambridge
CAMBC
CB2 9LD

Our ref RH/HAVNWSCOPE2
Your ref LB/SW51000002
Contact Rona Hopkinson
Direct Dial 01284 757380
E-mail rona.hopkinson@stedsbc.gov.uk

30th August 2007

Dear Ms Beighton

Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 – Regulation 10 – Request for Scoping Opinion 42 ha of land North West of Haverhill

I refer to your letter dated 18th July but which was not received by the Local Planning Authority until 6th August. Your letter requests a screening opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 as to whether the development described in the letter is EIA Development requiring the submission of an environmental statement.

In preparing the response to your request, the Local Planning Authority has had regard to:

1. the exclusion thresholds and criteria in Schedule 2 of the Regulations,
2. whether the proposal is likely to significant effects on the environment by virtue of factors such as its nature, size or location,
3. the three main screening criteria detailed in Schedule 3 of the Regulations, namely the characteristics of the development, the location of the development and the characteristics of the potential impact,
4. the indicative screening thresholds in Circular 02/99 (Annex A), and
5. the general criteria the assessment of significance detailed in Circular 02/99 (para 33) i.e. whether the proposal is for a major development that is more than local significance, whether the development is in an environmentally sensitive or vulnerable location and whether the development would have unusually complex or potentially hazardous environmental effects.

The project constitutes an urban development project under part 10 (b) of Schedule 2 of the Regulations and, and as the site has an area of approximately 42 hectares, it exceeds the thresholds and criteria listed in column 2. No part of the site is within a sensitive area as defined in Regulation 2(1). The site is undeveloped arable land. There are some mature trees on part of the site but none of these are protected by a Tree Preservation Order. Part of the site has a local designation as being of wildlife interest. The Local Planning Authority is

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Website www.stedmundsbury.gov.uk



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not aware that the site is contaminated or subject to flooding. The site is adjoined by farm land to the north and west, residential development to the south and the A143 to the east.

Having regard to this information, it is the opinion of the Local Planning Authority that:

- a. the proposal is a development that is of more than local importance, particularly due to the potential traffic impacts on the A143 and A1307. Reference should be made to the Cambridgeshire County Council response to the Concept Statement – Consultation, a copy is attached for information,
- b. the location is not particularly environmentally sensitive,
- c. the development will not involve complex or potentially hazardous environmental effects. The types of impact will be of a markedly different nature to those that occur from the existing use of the site,
- d. the development will result in an increase in traffic and, potentially, noise and emissions. Given the scale of the proposed development and the current activities on the site, it is considered that the impacts of these would be substantially more significant and materially different nature to the impacts that arise from the existing use of the site.

On this basis, the Local Planning Authority takes the view that the proposed development is likely to have significant effects on the environment by virtue of factors such as its nature, size and location. Therefore, the proposal does constitute Schedule 2 Development for the purposes of the Environmental Impact Assessment Regulations 1999 and is EIA Development.

Further to my email of the 10th August I have received responses from:

- Natural England
- National Grid
- Countryside Access at SCC
- Countryside Team at SCC
- Highways SCC
- The Archaeological Service at SCC
- East of England Development Agency
- Suffolk Wildlife Trust

Copies of all the responses are attached. However in summary the points raised are as follows:

An application should be accompanied by an EIA that accords with the requirements of Schedule 4 Regulation 2 (1) of The Town and Country Planning (EIA) Regulations 1999 that also includes the following:

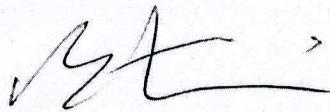
1. Identification for the need for the development scheme, the wider socio-economic benefits and costs and an analysis of alternative options.

2. Links between the Regional Economic Strategy should be included in the EIA to demonstrate that the proposal will help maintain the prosperity of the East of England
3. The site is close to two County Wildlife Sites, These sites would need to be fully safeguarded from development
4. The protected species survey should include land off the site, particularly to the north
5. Full archaeological evaluation of the archaeological and historic landscape potential
6. A flora survey
7. A breeding bird survey
8. A bat survey
9. Identification of any and all Biodiversity Action Plan Habitats that could be affected
10. Identification of all species on or nearby the site that are unrecorded
11. Identify where enhancements to habitats can be made both to mitigate and compensate for the works and to assist SCC in discharging their duties under Section 40 of the 2006 Act.
12. Pedestrian permeability through the site
13. A summary of the Transport Assessment, which will cover the access of the site by all types of transport, and access from the existing residential areas. The TA will be prepared generally in accordance with current national guidance.
14. The TA will include data on current traffic flows in the vicinity of the site, including the Withersfield Road roundabout, and predictions of future traffic flows on completion of the development and the relief road, based on the numbers of dwellings and sustainable transport measures.

I also contacted the Environment Agency and Anglia Water but no responses have been received. If I do receive any comments I will forward them to you.

I trust that these comments are useful.

Yours sincerely



Rona Hopkinson
Principal Planning Officer

RH



The Archaeological Service

Environment and Transport Department
Shire Hall
Bury St Edmunds
Suffolk
IP33 2AR

Patsy Dell
Head of Planning & Engineering Services
St Edmundsbury Borough Council
PO Box 122
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Bury St Edmunds
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Enquiries to: Robert Carr
Direct Line: 01284 352441
Fax: 01284 352443
Email: robert.carr@et.suffolkcc.gov.uk
Web: http://www.suffolk.gov.uk
Your Ref: RH/BS/HAVNWScope1
Our Ref: 2007_Pre Haverhill
Date: 14 August 2007

Dear Ms Dell

LAND NORTH WEST OF HAVERHILL: ARCHAEOLOGY

Should an Environmental Impact Assessment be required for this area it must include an assessment of the archaeological and historic landscape potential.

Yours sincerely

J Rake
Archaeological Officer
Conservation Team

PP



Hopkinson, Rona

From: Simone Bullion [Simone.Bullion@suffolkwildlifetrust.org]
Sent: 15 August 2007 13:14
To: Hopkinson, Rona
Subject: 42 ha north of Haverhill: scoping opinion

Dear Rona

Thank you for consulting Suffolk Wildlife Trust regarding the scoping opinion for 42 hectares of land North West of Haverhill. we have the following comments:

We note that the northern alignment of the site (presumably the relief road) is further north than shown in the local plan.

We are aware that protected species surveys are being undertaken for this area. These surveys should include land off the site, particularly to the north, because of the close proximity of two County Wildlife Sites (Norney Plantation and Ann Suckling Way grassland site). Ann Suckling Way CWS is shown partly within the site boundary. We would expect these sites to be fully safeguarded from development as well as being buffered and enhanced.

We are aware that a scarce plant (sulphur clover) also occurs along Ann Suckling Way to the south of the small plantation which lies south of the watertower. This should also be taken into consideration.

Dr Simone Bullion
Senior Conservation Officer

Reply to: Tracey Mahoney
Direct dial: 01223 484679
Email: traceymahoney@eeda.org.uk
Your ref: RH/BS/HAVNWSCOPE1



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Patsy Dell
Head of Planning and Engineering Services
PO Box 122
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Western Way
Bury St Edmunds
Suffolk
IP33 3YS



16 August 2007

Dear Ms Dell

EIA Scoping Request for Proposed development of land to the North West of Haverhill

Thank you for your Council's letter (dated 10 August) regarding the scoping opinion in respect of the above proposal.

Should the Council decide that an Environmental Impact Assessment (EIA) is required for this proposal we would refer you to the comments below regarding the content of such documents.

EEDA receives a number of requests of this kind, as a statutory consultee, and our experience to date suggests a number of points on scoping reports which your authority may wish to consider.

EEDA's principal role is to improve the East of England region's economic performance. Our main concern with EIA scoping reports is therefore that they address whether or not the proposal will help deliver:

- sustainable economic development and regeneration in the East of England, and in particular,
- the Regional Economic Strategy (**A Shared Vision: the regional economic strategy for the East of England**, 2004).

In our experience, scoping reports usually provide only limited reference to the 'socio-economic' impacts of the proposed development. EEDA considers that, given the scale of the proposed developments on which we are normally asked to comment, scoping reports usually need to be expanded to identify:

- the need for the development scheme

east of england 
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- the wider socio-economic benefits and costs (including an analysis of additionality – the added value generated by the scheme, taking account value that would have happened without the scheme), and
- an analysis of alternative options.

It will help in this respect if appropriate links are made in your scoping report to the Regional Economic Strategy (RES). RES provides a vision for the region as a leading economy with high and growing levels of wealth, increasing levels of economic participation and inclusion, and sustainable and dynamic rural economies.

In this context the impacts of proposed development on the following issues are likely to be particularly significant and we request that, where appropriate, they are considered within the EIA:

- provision for businesses (particularly based in science and technology, research and innovation) including the supply of high quality business premises in sustainable locations;
- improving the region's skills base and human capital (and especially to address skills gaps and shortages);
- tackling deprivation and social exclusion, equality and diversity (giving communities improved opportunities to participate fully in the regional economy);
- promoting sustainable development, urban renaissance and rural vitality, including the supply of high quality and affordable housing/ residential environments, balanced with provision for employment;
- managing growth and development sensitively and effectively;
- complementing and enhancing the position of London as a world city; and
- protecting and enhancing the region's landscapes and environmental assets.

By addressing these key elements of RES the EIA will provide the context needed to appraise whether the proposal will help maintain the prosperity of the East of England, enhancing its regional competitiveness and giving support to business growth.

If you would like to discuss any of these matters in further detail, please do not hesitate to contact me at the above address.

Yours sincerely



Natalie Blaken
Manager - Planning



nationalgrid

Policy Team
NG House
Gallows Hill
Warwick Technology Park
Warwick
CV34 6DA

Attention: Ms Patsy Dell

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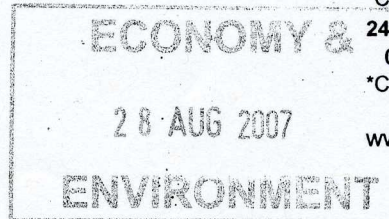
24-hour Electrical Emergency No
0800 40 40 90*

*Calls may be recorded and monitored

24-hour Gas Escape No
0800 111 999*

*Calls may be recorded and monitored

www.nationalgrid.com



Date 23 August 2007
Our Reference IN07307/0020063
Your Reference RH/BS/HAVNWScope1

Dear Madam

Re: Request for Scoping Opinion 42 Hectares of Land North West of Haverhill

Thank you for your enquiry, which we have assessed with respect to our operational electricity transmission network and our operational national gas transmission network.

Based on the information you have provided and the proximity and sensitivity of these networks to your proposals we have concluded, using the enclosed tables, that the risk is NEGLIGIBLE.

Further details of organisations responsible for the operation of gas distribution networks, including National Grid's gas distribution organisation, and those responsible for electricity distribution networks can be found at www.nationalgrid.com and www.energynetworks.org and on the enclosed map.

Please ensure that you have a response from both ourselves and the relevant gas distribution organisation, in addition to other utility network operators, before you proceed with your proposals.

Yours faithfully

A handwritten signature in cursive script that reads 'R. Thompson'.

Rachel Thompson
Policy Team

ENCLOSURES

Risk Assessment Tables

Map

For our national transmission networks see :

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/gastransmission/gaspipes/>

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/electricitytransmission/overheadlines/>

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

National Grid is a trading name for:
National Grid Gas plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2006000

Gas Transmission Underground Pipelines

Proximity	Risk						
	Type of Activity						
	Deep Mining	Blasting	Demolition	Landfilling	Surface Mineral Extraction	Piling	Other
0-5 m	High	High	High	High	High	High	High
5-15 m	High	High	High	High	High	High	High
15-100 m	High	High	High	High	High	High	Moderate
100-150 m	High	High	High	Moderate	Moderate	Moderate	Moderate
150-250 m	High	High	Moderate	Negligible	Negligible	Negligible	Negligible
250 - 1000m	High	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible
1000 - 1500 m	Moderate	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
> 1500 m	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

High	Require further information and/or support to be provided
Moderate	Provide plans, information and offer further details and support
Negligible	No further information required or provided

Electricity Transmission Underground Cables

Proximity	Risk
Any Activity	
0 - 5m	Moderate
5 - 30m	Negligible
> 30m	

Moderate	Require further information and/or support to be provided
Negligible	Provide plans, information and offer further details and support
	No further information required or provided

Electricity Transmission Overhead Lines

Proximity	Risk
Any Activity	
0 - 100 m	Moderate
> 100m	Negligible

Moderate	Require further information and/or support to be provided
Negligible	Provide plans, information and offer further details and support
	No further information required or provided

Laycock, Lorna

From: economy.environment
Sent: 28 August 2007 09:45
To: Hopkinson, Rona
Cc: Planning.Helpdesk
Subject: FW: ref RH/BS/HAVNWScope1

-----Original Message-----

From: Peter Tilley [mailto:Peter.Tilley@et.suffolkcc.gov.uk]
Sent: 25 August 2007 10:29
To: economy.environment
Cc: Jackie Gillis (E&T); Mary George
Subject: ref RH/BS/HAVNWScope1

Dear Ms Hopkinson

Thank you for asking Countryside Access for scoping opinion on the 42Ha of land north west of Haverhill. My colleague Peter Holborn has already responded to you with reference to landscape and biodiversity. In terms of access, Byway 6 Lt Wrattling passes through the site. No claims for routes that do not appear on the Definitive Map are known to us at this time. This route is potentially an important off road route for non-motorised users in the area between Haverhill and the wider countryside. Careful consideration should be given to the maintenance and improvement of this route for future use created by any development.

Peter Tilley
Access Development Manager
Countryside Access
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX
Direct Line 01473 264752
Mob 07843467964

28 AUG 2007

ENVIRONMENT

Ms Rona Hopkinson
Planning & Engineering Services
PO Box 122
St Edmundsbury House
Western Way
Bury St Edmunds
IP33 3YS

Cc Andrew Hoppitt Forestry Commission

Peter Holborn
Countryside Team Leader
Suffolk County Council
Endeavour House (B1 F4)
Russell Road
IPSWICH
IP1 2BX
Suffolk
Tel: 01473 264778
Fax: 01473 216877
Email: phil.watson@et.suffolkcc.gov.uk
Web: <http://www.suffolk.gov.uk>

Your Ref: RH/BS/HAVNWScope1
Our Ref:
Date: 24/08/2007

Dear Ms Hopkinson,

Thank you for asking the Countryside Service to provide information for a scoping opinion on 42Ha of land north west of Haverhill.

Landscape

The applicant should prepare a Landscape and Visual Impact Assessment. This should include the following:

- Establish the scope and content of the assessment

This should refer to the information contained within the Suffolk Landscape Character Assessment and the Historic Landscape Characterisation for Suffolk

- Describe the development
- Carry out a baseline study that describes classifies and evaluates the existing landscape.
- Identify the potential impacts predict their magnitude and assess their significance.

In particular this should include an accurate assessment of the effects of the street lighting and the predicted level of light pollution based on the design equipment and layout of the lighting.

- Describe proposals for mitigation and environmental/landscape enhancement.

Any proposals should have particular regard to the maintenance and enhancement of County Wildlife Sites and historic landscape features.

Please contact Phil Watson on 01473 264777 if you have any queries regarding landscape impacts.

Ecology

Having carried out an Environmental Constraints check for this site against our current data holdings, there are no sites with International or European designations that are likely to be impacted upon. However there are four County Wildlife Sites on or adjacent to the site. These are Broad Street Old Allotment Haverhill, Disused Railway Line, Ann Sucklings Way and Norney Plantation (Ancient Woodland). These last two are of particular concern - Anne Sucklings Way which is within the proposed development area and Norney Plantation that is on the edge of it.

Anne Suckling's way is one of only six sites in the county with Crested Cow Wheat, which is a Nationally Scare Plant and in the vulnerable category according to the International Union for the Conservation of Nature (IUCN), this site is also important for a suite of other clay flora.

Norney Plantation is on the register of ancient semi natural woodland and any development within 500 metres should be referred to the Forestry Commission including a scoping opinion.

There are some protected species records associated directly with or immediately adjacent to the site, Great Crested Newt (*Triturus cristatus*), Badger (*Meles meles*), Pipistrelle Bat *Pipistrellus pipistrellus*, Crested Cow Wheat *Melampyrum cristatum*, Slow Worm *Anguis fragilis* and Viviparous Lizard *Lacerta vivipara*. Without visiting the site and carrying out a detailed Scoping Survey it is only possible to comment on the potential impacts of the development in general terms as follows:

- Direct loss of habitat through the structures themselves and the roads, buildings etc that go with them.
- Damage to habitat through the construction phase and as a result of any changes in management.
- Interference with natural processes such as hydrology.
- Pollution including that of watercourses such as ditches through the construction process.
- Damage to the root plates of trees and hedges that could threaten their condition or survival
- Disturbance to mobile species including bats and birds.

With the above in mind, the County Council would expect the EIA to cover, inter alia, the following:

A floral survey with particular emphasis Grassland and arable flora

A breeding bird survey.

A bat survey that includes both Summer and Autumn use of the area.

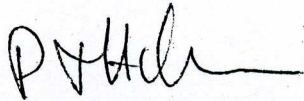
Identification of any and all Biodiversity Action Plan Habitats that could be affected by this development.

Identification of any species on or nearby the site that are, as yet, unrecorded.

A site scoping survey should identify where enhancements to habitats can be made both to mitigate and compensate for the works themselves and to assist Suffolk County Council in discharging our duties under Section 40 of the Natural Environment and Rural Communities Act, 2006.

For any queries regarding ecology matters, please on Sue Hooton 01473 264784.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P Holborn', with a long horizontal flourish extending to the right.

Peter Holborn
Countryside Team Leader

Hopkinson, Rona

From: Alison Collins [Alison.Collins@naturalengland.org.uk]
Sent: 29 August 2007 12:05
To: Hopkinson, Rona
Subject: RH/BS/HAVNWScope1: Proposed development of 42 ha of land northwest of Haverhill

Dear Rona

Thank you for contacting Natural England under Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 for a scoping opinion on the above development proposal. The following represents our statutory response.

Historic records (from Suffolk Biological Records Centre) in the vicinity of the site include great crested newt, reptiles (common lizard, slow worm and grass snake), water vole, black redstart and uncommon plant species (sulphur clover and crested cow-wheat). There is ecological connectivity via hedgerows and ditches to nearby County Wildlife Sites and a Local Wildlife Site.

It is therefore recommended that baseline ecological surveys for vegetation (including BAP habitats), protected species such as great crested newts, reptiles and water vole and BAP species such as breeding (farmland) birds are carried out. The impact of the proposed development should consider the impact on the development site itself and the on the adjacent sites of wildlife interest.

Please do not hesitate to contact me for further information if required. Yours sincerely

Dr Alison Collins

Dr Alison Collins
Government Offices
100 Southgate Street
Bury St Edmunds
IP33 2BD

tel: 01284 731474
email: alison.collins@naturalengland.org.uk

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Hopkinson, Rona

From: Stephen Cordery [Stephen.Cordery@et.suffolkcc.gov.uk]
Sent: 30 August 2007 14:22
To: Hopkinson, Rona
Subject: Haverhill - request for scoping opinion

Rona, comment as follows:

Transport.

The EIA shall include a summary of the Transport Assessment, which will cover the access of the site by all types of transport, and access from the existing residential areas. The TA will be prepared generally in accordance with current national guidance.

The TA will include data on current traffic flows in the vicinity of the site, including the Withersfield Road roundabout, and predictions of future traffic flows on completion of the development and the relief road, based on the numbers of dwellings and sustainable transport measures.

Please call me if any queries.

Stephen F Cordery
development control engineer
Development and Built Environment
Environment and Transport L4-B1-12
Suffolk County Council
Endeavour House
8 Russell Road
Ipswich IP1 2BX

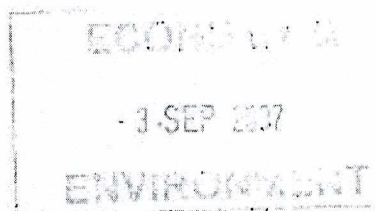
tel: 01473 - 264749 fax: 01473 - 216877
e-mail: stephen.cordery@et.suffolkcc.gov.uk
website: www.suffolk.gov.uk

creating a better place



Head of Planning
St Edmundsbury Borough Council
PO Box 122
St Edmundsbury House
Western Way
Bury St. Edmunds
Suffolk
IP33 3YS

Our ref: AC/2007/103271/01-L01
Your ref: RH/BS/HAVNWScope1
Date: 31 August 2007



F.A.O. Rona Hopkinson

Dear Madam

**REQUEST FOR SCOPING OPINION
42 HECTARES OF LAND NORTH WEST OF HAVERHILL**

Thank you for letter relating to the scoping opinion for the above proposal, which was received on 13 August 2007.

We would expect the following issues to be addressed in an Environmental Statement: -

Flood Risk and Surface Water Drainage

The site, as indicated is located within Flood Zone 1 on the Environment Agency's Flood Zone Map. According to Planning Policy Statement 25 (PPS 25): Development and Flood Risk, all applications of one hectare or greater within Flood Zone 1 should be accompanied by a Flood Risk Assessment (FRA). The FRA should include details of the proposed surface water drainage strategy and flood mitigation measures.

The use of sustainable urban drainage systems (SuDS) is encouraged in PPS25. SuDS involve a range of techniques including soakaways, infiltration trenches, grassed swales, ponds and wetlands. SuDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off. They can also offer benefits in terms of minimising pollution impacts and improving amenity value. Such sustainable systems should be designed in accordance with the principles given in CIRIA C522 and C523. The Interim Code of Practice provides technical guidance on SuDS and is available electronically on CIRIA's website at: www.ciria.org.uk

Environment Agency
Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE.
Customer services line: 08708 506 506
Email: enquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Cont/d..

Ecology and Nature Conservation

1. Recreation/Access Provision

This is a great opportunity to provide quality access to the countryside and good open space for the people of Haverhill. Green access links could be forged using the route of the public footpath/bridleway as a building block to start a network of paths.

2. Wildlife Protection

The path to the north of the reservoir is a County Wildlife Site (Ann Sucklings Lane), designated for its unimproved grassland flora, including locally rare species such as sulphur clover, crested cowwheat and spiny retharrow. This is an important habitat and landscape feature, which should be protected and any impacts compensated for through proper mitigation measures. The hedgerows here are species-rich and ancient and are an important habitat in their own right. Further areas of similar habitat could be created to complement the area remaining and to act as a buffer within the context of a developed landscape.

The hedges, trees and other varied habitat features, associated with the landscape around Boyton Hall and Chapel Farm, should all be protected from impacts of the development and the integrity of the historic landscape should be preserved.

3. Protected species

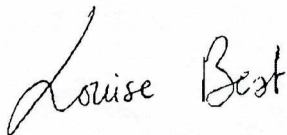
Great crested newts, which are protected by law under the Wildlife and Countryside Act 1981, may breed in the ponds near Boyton Hall. These ponds should therefore be surveyed to assess whether great crested newts are present in the area. Should they be found to breed locally, full mitigation proposals will be required and a sufficient area of grassland will be required for foraging purposes to complement the breeding ponds.

Wildlife surveys should also be carried out for all other protected species including badgers and reptiles.

Pollution Prevention

The site is situated over a major aquifer and is partly within Source Protection Zone 2 of the Environment Agency's groundwater protection policy. Any Environmental Statement should include details of foul water drainage proposals and measures for preventing the risk of pollution to controlled waters.

Yours sincerely



**Miss Louise Best
Planning Liaison Officer**

Direct dial 01480 483898

Direct fax 01480 435193

Direct e-mail Planning_Liaison.Anglian_Central@environment-agency.gov.uk

End

GO-East



GOVERNMENT OFFICE
FOR THE EAST OF ENGLAND

Ms Liz Beighton
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Lindsay Speed
Development and Infrastructure
Eastbrook
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CB2 8DF

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GTN: 3841 2725
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Internet email:
Lindsay.speed@goeast.gsi.gov.uk
Website: <http://www.goeast.gov.uk>

26 September 2007

Our Ref: E1/E3525/2/12/115
Your Ref: RH/HAVNWSCOPE2

Dear Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
(ENGLAND AND WALES) REGULATIONS 1999
PROPOSED RESIDENTIAL DEVELOPMENT LAND TO THE NORTH WEST OF
HAVERHILL**

I refer to your request of 6 September 2007, made pursuant to regulation 5(6) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999/293) ("the Regulations"), for the Secretary of State's screening direction on the matter of whether or not the development your client proposes is 'EIA development' within the meaning of the 1999 Regulations.

The development proposed, namely the proposed residential development of land to the north west of Haverhill, falls within the description at paragraph 10(b) and (f) of Schedule 2 to the 1999 Regulations and exceeds the threshold in column 2 of the table in Schedule 2 to the 1999 Regulations. Therefore, the Secretary of State considers your client's proposal to be 'Schedule 2 development' within the meaning of the 1999 Regulations.

Furthermore, in the opinion of the Secretary of State having taken into account the selection criteria in Schedule 3 to the Regulations that development would be likely to have significant effects on the environment, because of its nature, size and location, having regard to the following points:

- a) the scale of road traffic likely to be generated by the development and the likely detrimental effect on the environment;
- b) the potential impact on County Wildlife sites.

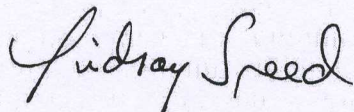
Accordingly, in exercise of the powers conferred on her by regulation 6(4) of the 1999 Regulations, the Secretary of State hereby directs that the proposed development described in your client's request and the documents submitted with it, is 'EIA development' within the meaning of the 1999 Regulations. This letter constitutes the statement required by regulation 4(6)(i).

Any application for planning permission for this development must be accompanied by an Environmental Statement. Under regulation 2(1) of the 1999 Regulations, an Environmental Statement must contain, for the purpose of assessing the likely impact on the environment, the information specified in that regulation. I recommend that you refer to the Regulations before and during the preparation of the Environmental Statement. You may also find the Department's guidance on preparing Environmental Statements useful ('Preparation of Environmental Statements For Planning Projects That Require Environmental Assessment') although the statutory provisions mentioned in the guidance are no longer up to date.

I am sending a copy of this letter to St Edmundsbury Borough Council.

You will bear in mind that the Secretary of State's opinion on the likelihood of the development having significant environmental effects is reached only for the purposes of this direction.

Yours faithfully



LINDSAY SPEED
with the authority of the Secretary of State



INVESTOR IN PEOPLE

