APPENDIX 2.2
EIA SCOPING OPINION

OUR REF: SR/WD/2020/6511/SCO
ASK FOR: Mr S Robins Tel: 01892 602518
DATE: 30 November 2020
YOUR REF: 29565/A5/EIA

Wealden District Council

Neil Purvis — Head of Planning and Environmental Services

Barton Willmore

Dear Mr. Purvis,

WD/2020/6511/SCO
REQUEST FOR SCOPING OPINION FOR DEVELOPMENT OF UP TO 500 RESIDENTIAL DWELLINGS WITH ASSOCIATED PARKING, INFRASTRUCTURE, LANDSCAPING AND ACCESS
LAND AT DOWNLANDS FARM, UCKFIELD

I am writing with reference to your request for a formal Scoping Opinion from the Council in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for the proposed development outlined above. The Scoping Report provided as part of your submission, received on the 20th October 2020 has provided sufficient information to confirm the scope of the EIA with regard to **Landscape and Visual Effects, Biodiversity** and **Water Resources and Flood Risk**. However, as result of the consultation responses received, the scope of the EIA will also need to include **Cultural Heritage, Waste** and **Land Contamination**.

In addition to the detailed analysis of the above topics, the ES should address the baseline conditions for the site as it stands in 2020, the construction period and the completed development. The geographic coverage of the EIA should be based on the following factors:

- The physical extent of works;
- The nature of the baseline environment including the location of sensitive receptors
- The distance over which effects will be significant; and
- The presence and type of pathways or corridors along which effects may be spread

The ES should also consider the cumulative impacts of the development with others both consented and planned. In addition to the sites listed, there is another planning application in relation to Land West of Uckfield WD/2019/1773/MRM. There are also a number of SHELAA

disability confident EMPLOYER

sites expected to come forward, and applications under consideration include WD/2019/2466/MAJ Land East of Coopers Green Road, WD/2020/0410/MAO Land off Eastbourne Road and WD/2020/1650/F Charlwood Manor.

There has been collaborative work with others promoting land at or on the edge of Uckfield. This is to ensure that the highway authority at East Sussex County Council is able to consider the in combination impacts of development upon the local highway network and in order to provide robust advice to the District Council when it comes to consider planning applications. All the while that work remains live and is progressing, there is no need to scope in the cumulative highway effects from this scheme. I remind you of paragraph: 056 Reference ID: 4-056-20170728 which does envisage circumstances where an assessment on a topic is required at a later stage. In that event, account will have to be taken of all the aspects of the project which have not yet been assessed, or which have been identified for the first time as requiring assessment.

In addition, the application will have to be screened for a Habitat Regulations Assessment to ensure the impacts on Ashdown Forest have been considered and the proposals will not adversely affect the Ashdown Forest SSSI/SAC/SPA. The supporting documentation will therefore need to set out the necessary information to address the impacts upon the European site including the necessary information for Habitats Regulations Assessment.

The consultation responses from the Statutory Consultees are available on the Council's web site www.wealden.gov.uk under the reference number at the top of this letter. The issues highlighted in these responses should be addressed in the EIA and the supporting documentation identified in the submitted Scoping Report.

Yours sincerely



Stacey Robins
Head of Planning & Environmental Services