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13<sup>th</sup> December 2017

**Holbeach Food Enterprise Zone -The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

Dear Mr Braithwaite,

In respect of your request for a Screening Opinion from the Local Planning Authority regarding the above development, I can confirm that the proposal is not considered to be Environmental Impact Assessment (EIA) development for the purposes of the 2017 Regulations.

In the context of the Regulations the above proposal is considered to constitute industrial estate development.

Industrial development is not identified in Schedule 1 of the Regulations. Schedule 2, section 10 refers to industrial estate development in excess of 0.5ha and the non-statutory guidance published by the Government indicates industrial estate proposals of more than 20ha are more likely to be EIA development. The development falls below this indicative threshold, being 17ha in size.

Taking into account the above, and the characteristics and location of the development when seen in the context of the advice outlined in Schedule 3 of the Regulations, it is considered that the proposed development is not of more than local importance, the site is not in an environmentally sensitive or vulnerable location and it is not unusually complex and has limited hazardous environmental effects.

Therefore, it is the opinion of the Local Planning Authority that the proposal does not fall under Schedules 1 or 2 of the 2017 Regulations and is therefore not Environmental Impact Assessment (EIA) development.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Phil Norman', written over a horizontal line.

Phil Norman

Principal Planning Officer, South Holland District Council

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