



Council Offices
Priory Road
Spalding
Lincolnshire PE11 2XE

Via email: tim@3dplanning.org

19th November 2021

Dear Tim,

EIA screening request for proposed residential development of approximately 400 dwellings, road services, greenspace and infrastructure at Yews Farm, Spalding Road, Spalding.

The proposal has been assessed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

EIA procedures apply to all applications for EIA development which is defined as Schedule 1 development or Schedule 2 development which is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The proposal as described in your submission does not fall into any of the criteria in the definition of Schedule 1 development under the regulations. However, it does fall under Part 10 (b) of Schedule 2 and exceeds the thresholds of 150 dwellings and 5 hectares.

From the information submitted it is not considered that any impacts that may occur would be as significant as to require an Environmental Impact Assessment to be undertaken.

The cumulative effects of other developments in the area have been taken into consideration when making this assessment.

In the light of the above, an Environmental Statement is not considered to be required, under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Fidler'.

Richard Fidler, Development Manager, South Holland District Council