



Surrey Heath Borough Council

Surrey Heath House
Knoll Road
Camberley
Surrey GU15 3HD
Contact Centre: (01276) 707100
DX: 32722 Camberley
Website: www.surreyheath.gov.uk

Service: Regulatory Services
Our Ref: 18/1089
Officer: Mr N Praine
Direct Tel: 01276 707100
Direct Fax: 01276 707218
Email: development.control@surreyheath.gov.uk

Mr Roger Hutton
Howard Hutton & Associates
Hunters Moon
Maddox Park
Little Bookham
Leatherhead
KT23 3BW

22 January 2019

Location: LAND WEST OF 35, MINCING LANE, CHOBHAM, WOKING, GU24 8RS
Proposal: Erection of 30 dwelling houses at former nursery to comprise 22 affordable custom build homes and 8 custom build market homes with associated gardens, landscaping, woodland, parking and access.

Dear Mr Hutton,

In accordance with Regulation 3 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (The Regulations), the Local Planning Authority has considered the proposed development in the context of Schedule 1 and 2 of the Regulations.

The development proposal meets the description of development described by Schedule 2 10(b) of the Regulations; however the proposal does not meet the stated indicative thresholds. In addition, it is the opinion of the Local Planning Authority having regard to the criteria in Schedule 3 of the Regulations the proposal would not be likely to have significant effects on the environment in terms of factors such as:

1. the characteristics of development, with particular regard to:
 - (b) cumulation with other existing development and/or approved development;
 - (c) the use of natural resources, in particular land, soil, water and biodiversity;
 - (d) the production of waste;
 - (e) pollution and nuisances;
 - (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
 - (g) the risks to human health (for example, due to water contamination or air pollution).
2. the location of the development and its environmental sensitivity and geographical areas likely to be affected by development with particular regard, to-
 - (a) the existing and approved land use;

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;

(c) the absorption capacity of the natural environment, paying particular attention to the following areas-

- (i) wetlands, riparian areas, river mouths;
- (ii) coastal zones and the marine environment;
- (iii) mountain and forest areas;
- (iv) nature reserves and parks;
- (v) European sites and other areas classified or protected under national legislation;
- (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
- (vii) densely populated areas;
- (viii) landscapes and sites of historical, cultural or archaeological significance.

3. The types and characteristics of the potential impact, having regard to points 1 and 2 above and with regard to the impact of the development on the factors specified in regulation 4(2) of the Regulations, taking into account-

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- (b) the nature of the impact;
- (c) the transboundary nature of the impact;
- (d) the intensity and complexity of the impact;
- (e) the probability of the impact;
- (f) the expected onset, duration, frequency and reversibility of the impact;
- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.

Accordingly, the development for which planning permission is sought by application reference SU/18/1089 is not an EIA development.

A copy of this decision has been placed on the public register as required by the above Regulations.

Yours sincerely



Jenny Rickard
Executive Head - Regulatory