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Peter Brooks
South Area Team Leader
Elmbridge Borough Council
Civic Centre
High Street
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KT10 9SD

Date: 4 December 2024
Our ref: Land at Blundel Lane

Dear Peter,

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 - Request for a Scoping Opinion

Proposed Development at Land to the north of Blundel Lane, Stoke D'Abernon, Elmbridge

On behalf of our client, Mactaggart & Mickel Strategic Land, we request Elmbridge Borough Council's ('EBC') formal opinion on the scope of an Environmental Impact Assessment ('EIA') to be submitted in conjunction with an application for a proposed residential development.

The request is made under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 as updated by the Town and Country Planning and Infrastructure Planning (EIA) (Amendment) Regulations 2018 (together 'the 2017 EIA Regulations'). It is accompanied by the enclosed 'Land at Blundel Lane EIA Scoping Report' (December 2024).

The Proposed Development falls within Part 10(b) of Schedule 2 of the 2017 EIA Regulations as an 'urban development project ' which includes more than 5 hectares of land outside of the built urban area, and where the development includes more than 150 dwellings. For Schedule 2 developments, the Regulations require that an EIA be undertaken where the development is "likely to have significant effects on the environment by virtue of factors such as its nature, size of location".

The Site boundary for the Proposed Development encompasses approximately 10.7 hectares. An EIA of the Proposed Development will be conducted to ensure that any potential significant environmental impacts are identified, assessed and presented to assist EBC in its consideration of the planning application.

To assist EBC in forming its scoping opinion, the enclosed Scoping Report provides the following information:-

- Site location and description;
- Description of the nature and purpose of the development;

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- Possible environmental effects; and
- Proposed form of the ES.

In considering the content of the ES, we note that the focus of Schedule 4 of the 2017 EIA Regulations is the significant impacts. Other lesser effects need not be considered as part of the EIA process. On that basis, and following review of those matters specified in the enclosed report, it is considered that the scope of the EIA should include consideration of the following environmental aspects:-

- Landscape and Visual Impact
- Ecology
- Transport
- Water Resources and Flood Risk
- Noise and Vibration
- Socio-Economics
- Climate Change

The environmental assessment for each technical aspect will be conducted during all phases of the development. Direct, indirect, secondary and cumulative effects will be addressed as appropriate. We seek your confirmation as to the scope of the EIA as identified within the enclosed EIA Scoping Report.

We trust that the above and the enclosed document provides you with sufficient information to adopt a scoping opinion and we look forward to receiving your opinion as soon as possible within the 5 weeks allowed by the 2017 EIA Regulations (starting from the date of this submission).

Please contact me or my colleague Nicki Mableson if you have any questions.

Yours sincerely

[redacted]

Nancy Stuart
Associate Director
BSc (Hons) MRTPI

Enclosures Land at Blundel Lane EIA Scoping Report

Copy Mactaggart & Mickel Strategic Land