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bartonwillmore.co.uk
7 Soho Square
London
W1D 3QB
T/ 0207 446 6888

Planning Department
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-Super-Mare
North Somerset
BS23 1UJ

Our Ref: 34505/A5/EIAScreening
5th October 2022

Dear Sir/ Madam,

**RE: LAND AT RECTORY FARM, YATTON
REQUEST FOR SCREENING OPINION UNDER REGULATION 6 OF THE TOWN AND COUNTRY
PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)**

We write on behalf of Persimmon Homes Severn Valley to request an Environmental Impact Assessment (EIA) Screening Opinion in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ from North Somerset Council with regard to the proposed development at Rectory Farm, Yatton. The proposed development would comprise up to 280 new residential dwellings, between one and three storeys. There will be 50% provision of affordable housing, associated access, landscaping and infrastructure.

The enclosed EIA Screening Report includes a Screening Checklist that reflects the requirements of the EIA Regulations. The Screening Checklist contains a comprehensive review of the likely significant effects of the proposals on the environment and should be read in conjunction with the main body of the report.

In accordance with Regulation 6 of the EIA Regulations, the report also contains:

- A plan sufficient to identify the land;
- Brief description of the nature and purpose of the development and of its possible effects on the environment; and
- Such other information or representations as the person making the request may wish to provide or make.

We look forward to receiving your response within the statutory timeframe as set out in the EIA Regulations and if you have any queries in the meantime, please do not hesitate to contact me.

¹ SI 2017/571 as amended by SI 2018/695

Yours sincerely,

Lucy Wood

Lucy Wood

Director – Climate Solutions Leader UK & Ireland

Encl. EIA Screening Report