



# Dullingham Parish Council

## **22/00875/ESO - Land South of 112 Station Road, Dullingham** **Outline planning application with all matters reserved other than strategic point of access for the erection of up to 160 dwellings.**

The Parish Council has been made aware of the recent amendment. At this time we are looking at the notification in detail so we are better advised to make comment.

An extension of time for public comment has been secured until **30<sup>th</sup> September 2023**.

The consultation issued last week is in effect the second consultation taking place on this application and below is some information we hope you find useful to aid you when looking at the second consultation.

### **Environmental Statement**

The consultation principally concerns the provision of the Environmental Statement – this was required following the issuing of a Screening Opinion/Decision that is publicly available online under the application reference, after the Planning Officers consideration of the proposals in the context of the Environmental Impact Assessment Regulations 2017 (as amended).

The aim of the Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

The application was 'screened' as giving rise to 'likely significant effects' on three grounds, these being visual/landscape impacts; archaeological impacts; and drainage/surface water impacts. The Planning Officers screening matrix and letter is also available online and provides greater details of these matters.

The matter of 'significance' from an Environmental Statement level is different to that at a local/district level, this being that in very simple terms, to be 'significant' the potential impacts are likely to be spread/experienced across a larger geographical area. This is not the only test, but for simplicity this outlines the principle. Ultimately, the Planning Officer now needs to review the Environmental Statement to consider whether the three concerns have been addressed. However, even if they find the conclusions of the Environmental Statement to be acceptable, this does not automatically mean that the development is acceptable in accordance with the policies of the Development Plan; this is still to be considered.

More information on Environmental Impact Assessment applications can be found here: [Environmental Impact Assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/environmental-impact-assessment)

You will note that the application suffix has changed from 'OUM' to 'ESO' – this is simply to reflect that the application is an 'Environmental Statement' application, and no longer simply just an outline-major application.

### **Highways / Access**

The second purpose of the consultation was to address the Local Highway Authority concerns set out within their formal comments received last year, and four updated highways access plans and a covering letter have been provided.

### **Summary**

Fundamentally, the application proposals remain the same, but the nature of the application (it now being an Environmental Statement application) has changed and more information has been provided to aid the Planning Officers assessment of this and that of consultees and commentators.



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On this basis, if individuals wish to comment, we would recommend *as a minimum* they review the following documents:

1. For the Environmental Statement, recommended reading of the **Covering Letters** and the **Planning Statement Addendum** and the '**Environmental Statement Vol. 3 – Non-Technical Summary**'. This is in effect self-explanatory, in that it summarises the conclusions of the entire Environmental Statement using non-technical / scientific language. It will therefore be the most user-friendly document, and the entire purpose of this document is to ensure that the general public can fully engage with the Environmental Impact Assessment process, and indeed the Planning Officer as the decision-maker.
2. The updated four highways plans and covering letter. These are the '**WSP-00-XX-DR-TP.....**' plans received 14<sup>th</sup> August 2023 and the '**Technical Note CCC001**' also received on the 14<sup>th</sup> August 2023.

The above should not be taken as our limiting of the documents that people should be reviewing, but is simply a signpost to helpful documents.

Original comments provided on the application will still form part of the Planning Officers assessment and have not in any way been discounted, and it would be recommended (and only a recommendation) that new comments are focused on the additional information submitted. However, this should not be construed in any way as our limiting of comments received or suggestive of what individuals should provide comments on.

Your comments should be submitted by 30<sup>th</sup> September 2023; written correspondence addressed directly to the case officer (quoting the reference for the application), via email to [plservices@eastcambs.gov.uk](mailto:plservices@eastcambs.gov.uk) or directly on the planning portal <https://pa.eastcambs.gov.uk/online-applications/>

Due to scale of the application this will be heard at East Cambridgeshire Planning Committee in late 2023. This is usually held on the first Wednesday of the month at the Council offices and is a public meeting. If you have commented on the application you will be notified when it is going to be considered at committee. It will be possible for members of the public to speak at committee but you must register to do so, more information is available here

<https://www.eastcambs.gov.uk/sites/default/files/Public%20Speaking%20at%20Planning%20Committee%20Leaflet%20March%202022.pdf>

Many thanks  
Everyone at Dullingham PC

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