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Our Ref: JCG23136

E-mail: [REDACTED]
Date: 23rd April 2018

Mr Jonathan Partington
Development Manager
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD

Dear Mr Partington,

RE: PROPOSED DEVELOPMENT AT FAIROAKS AIRPORT

REQUEST FOR EIA SCOPING OPINION UNDER REGULATION 15 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

I write on behalf of Fairoaks Garden Village Ltd ('the Applicant') to request a formal Environmental Impact Assessment (EIA) Scoping Opinion in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of a forthcoming planning application for the redevelopment of Fairoaks Airport and surrounding area.

The proposed development would comprise:

'Phased decant of existing uses, demolition of existing buildings and development of up to 1,000 mixed residential units (including elderly care (C2)) and 63,990 sqm of non-residential floorspace, including employment (B1, B2, B8), education (D1), retail (A1, A2, A3, A4, A5), leisure and community (D2), and hotel (C1). Provision of supporting infrastructure, helipad and associated facilities, open space and landscaping, including creation of strategic parkland and Suitable Alternative Natural Greenspace, and associated vehicular and other access routes.'

I hereby enclose our formal Scoping Report, completed by RPS with input from technical specialist consultants, which sets out the proposed technical scope, assumptions and methodology of the EIA. It explains the planning background and principal elements for the proposals, and describes the intended scope of the EIA in respect of those topics which will be assessed more fully in the Environmental Statement (ES) that will accompany the planning application.

The core environmental topics of landscape and visual impact, transport, air quality, noise, biodiversity, water resources and flood risk, and socio economics will be considered in detail in the ES. The Scoping Report also describes other EIA topics which are intended to be scoped out entirely on the basis that they will remain substantially unaffected by the proposed development and/or have no potential to give rise to significant environmental effects.

I would be grateful for your consideration of this request and anticipate that the Council will wish to consider carefully the enclosed Scoping Report, so as to derive a robust and proportionate Scoping



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Opinion in accordance with the new procedures set out in EIA Regulations 2017 and associated PPG on EIA.

The proposed development site sits within the administrative boundaries of Surrey Heath District Council, Runnymede Borough Council and potentially within Woking Borough Council (depending on the location of the southern access road which is to be confirmed in due course.) Accordingly, the Scoping Report is being submitted to all three Local Authorities. It is considered that the Local Authorities will collaborate and liaise with each other as appropriate such that a single, unified Scoping Opinion is prepared.

In accordance with Regulation 15 of the EIA Regulations 2017, I would be grateful if a Scoping Opinion can be provided within the statutory 5 week period from receipt of this letter. However, if in the meantime you or your colleagues would like to discuss this matter in more detail, I would be happy to arrange a meeting.

Yours sincerely,



David Thomson
Senior Director, Environment

