

SU1 Environmental impact assessment

~~Applicants will be required to submit a formal environmental statement for all development proposals exceeding the relevant thresholds or meeting at least one of the criteria set out in Schedule 2 of the Environmental Impact Assessment Regulations¹. Proposals below these thresholds may also be required to submit a comprehensive environmental statement where there is potential for significant impacts on people or the built and natural environment.~~

- ~~2.4- In order to help assess a proposal and its impact on the locality, communities and the environment in general, the planning authority will require the preparation of a formal environmental statement under the terms of the Environmental Impact Assessment (EIA) Regulations. Due to the high population density of Brighton & Hove and the sensitivity of the environment (both natural and built) the planning authority considers that any proposal which exceeds the indicative thresholds set out in Schedule 2 of the EIA regulations will have the potential for significant impacts, by virtue of its nature, size and location.~~
- ~~2.5- The environmental statement in particular should seek to minimise impacts on the environment, propose mitigation measures when impacts are unavoidable and consider alternatives including that of doing nothing. The planning authority also wishes to see full consideration of social and economic impacts in the statement. Applicants should also pay particular attention to the production of an accessible non-technical summary to accompany the full environmental statement.~~
- ~~2.6- A number of proposals contained in this Plan are likely to require the production of formal environmental statements, including:~~
- ~~● Brighton Station~~
 - ~~● Proposed Stadium at Falmer~~
 - ~~● Shoreham Harbour~~
- ~~2.7- Due to the density of population and the sensitivity of the environment there may be circumstances where proposals are beneath the thresholds set out in the EIA regulations, yet the potential remains for significant environmental impacts about which the planning authority requires comprehensive information in order to determine any planning application. In these circumstances the planning authority will require the submission of a comprehensive environmental statement akin to that required under the EIA regulations.~~
- ~~2.8- The presentation of environmental information in a systematic way will also assist the local planning authority's task of appraising the application and drawing up appropriate planning conditions thus enabling swifter decisions to be reached.~~

¹TCP (EIA) Regulations, (S.I. 1999 No.293) and any subsequent amendments. NB Development listed in Schedule 1 always requires EIA. Development listed in Schedule 2 requires EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location.
