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By post and e-mail

16 December 2021

Our reference: 226403G

Dear Sir or Madam

Land East of Park View, Woodstock: EIA scoping consultation report

We have now completed our EIA scoping exercise for Land East of Park View, Woodstock and I have the pleasure in enclosing a copy of the EIA scoping report for you and the consultees, and in formally requesting a scoping opinion.

In order that we can consider any changes as soon as possible, I would be grateful if consultees' responses could be copied to me. Please could you also confirm the organisations that you will be consulting on the scope of the EIA, for our files.

The main purposes of an EIA are to ensure that the authority giving the primary consent for a development project makes its decision in the knowledge of any likely significant effects on the environment, and to provide such information that the public can properly understand the importance of the predicted effects. There has, however, been a trend for increasing scale and complexity of EIAs over recent years, largely because non-significant issues have been included. The result is often that it is difficult for the determining authority, consultees and the public to review the environmental statement holistically and understand the significant effects associated with the proposed development, thereby defeating the principal objectives of the scoping process.

In the preparation of the scoping report, we have given careful consideration to the scale and nature of the proposed development, in the context of site-specific and local environmental baseline conditions. Our intention has been to scope in those issues considered to be potentially significant. Where a particular issue has not been included within the proposed scope of the EIA, this is not to suggest that there will be no associated effects, rather that these will not be significant.

We anticipate that, following the five-week period that is indicated as being needed for responses, the total scope of the EIA will have been established and

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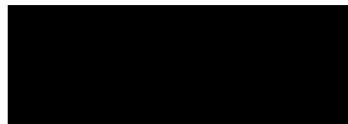
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agreed between ourselves. Given the requirement in the EIA Regulations for the ES to be based on the most recent scoping opinion, I would be grateful if you could please send us a draft of the scoping opinion for discussion prior to its formal issue. If you require any further information or clarification, please do not hesitate to contact me or my colleague Lauren Tinker.



Yours faithfully,



Will Cobley
Technical Director