

Our ref: P23-2027

30<sup>th</sup> April 2024

**BY EMAIL ONLY**

North Northamptonshire Council  
Sheerness House  
41 Meadow Road  
Kettering  
Northamptonshire  
NN16 8TL

Attn: Farjana Mazumder

**RE: FORMER BRITISH AMERICAN TOBACCO (BAT) SITE, HEADWAY, GREAT OAKLEY – REQUEST FOR SCREENING OPINION IN ACCORDANCE WITH REGULATION 6 OF *THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)***

Dear Farjana,

Under Regulation 6 of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended), my client, Pontiac Estates LLP, requests a Screening Opinion in relation to the above site for the demolition of all existing structures and the construction of residential development of up to 250 dwellings and associated infrastructure and works.

As required by the EIA Regulations, the request for the Screening Opinion is accompanied by a plan sufficient to identify the land (Appendix 1 within the Report), a description of the Proposed Development, a description of the relevant aspects of the environment and a description of any likely significant effects of the Proposed Development on the environment. This information is contained within the enclosed Screening Report and its associated Appendices.

In accordance with the Regulations, once a Local Authority is in receipt of a request for a Screening Opinion, a Screening Opinion should be adopted within three weeks of receiving a request or such longer period, not exceeding 90 days from the date on which the request was made.

Accordingly, we request that North Northamptonshire Council adopts a Screening Opinion which sets out the reasons for their decision in respect of the requirement for EIA.

We look forward to receiving the Screening Opinion in due course and if you require any further information, then please do not hesitate to contact me.

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Yours sincerely,



**C. Millington**

**Senior Environmental Planner**

[chris.millington@pegasusgroup.co.uk](mailto:chris.millington@pegasusgroup.co.uk)

Enc. EIA Screening Report and associated Appendices

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