



FELBRIDGE PARISH COUNCIL

By email to: pcu@communities.gov.uk

To Whom It May Concern

Request for a Screening Direction under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

**Land at Felbridge Showground, Copthorne Road, Felbridge, Surrey RH19 2NU
Tandridge District Council case reference: 2026/947/EIA**

Felbridge Parish Council request a Screening Direction for the above site under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Background

On 27 July 2026, agents acting for the applicant, Croudace Homes (Lichfields, ref 69027/02/JF/NP/41424353v1), submitted a request to Tandridge District Council for a screening opinion under Regulation 6 of the EIA Regulations, in respect of a proposed development of up to 250 dwellings, with associated access, pedestrian/cycle routes and landscaping, on an 11.1ha site at Felbridge Showground.

The council's screening matrix (12 August 2026) confirms that the proposal is Schedule 2 development falling within paragraph 10(b) of Schedule 2 to the EIA Regulations ('urban development projects'), and that it exceeds both applicable indicative thresholds at 10(b)(ii) (more than 150 dwellings) and 10(b)(iii) (site area exceeding 5 hectares).

On 17 August 2026, Tandridge District Council adopted a negative screening opinion, concluding that an Environmental Impact Assessment is not required.

Felbridge Parish Council are not aware of any planning application submitted for the site, thus, this request is made at the earliest practical opportunity

Felbridge Parish Council's reasons for requesting a screening direction

1) Traffic Congestion assessment

The paragraphs immediately below formed part of Felbridge Parish Council's comments submitted to Tandridge District Council in advance of a decision being taken on the need for a full EIA for the Felbridge Showground site. FPC's response covering all relevant topics is attached as a separate document.

13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?

In 2018, Surrey Highways declared the A22/A264 Star Junction 'severe'. Since then, Hill Place Farm (200 dwellings) has been completed and fully occupied which was dependent upon improvements at the Star Junction which have not been delivered. A further 132 dwellings have been constructed and occupied in Mid Sussex, along the Copthorne Road and Crawley Down Road, which stated that their Highways Impact would be mitigated by the improvements delivered by the Hill Place Farm scheme.

More recently, Mid Sussex District Council Site Allocations SA19 (200 dwellings) and SA20 (550 dwellings) to either side of the Star junction have been approved. SA19 is currently being sold. The Highways impact of these allocations was to be mitigated by a joint MSDC/TDC/WSCC/SCC study of the A22/A264 (the Corridor Project). The Corridor Project has not yet published any recommendations for improvements, let alone implemented any changes to demonstrate that they are able to reduce the Star junction below its severe congestion status once all these local houses built since 2018 are occupied. This site would have additional impact upon the A22/A264 Star Junction and should not be progressed until such time as the Corridor Project has implemented improvements and demonstrated that the A22/A264 Star Junction congestion can be reduced below 'severe'.

The screening matrix in relation to traffic congestion appears to imply that the issue is around the school and only at peak times. This is not the case as the school is located on Crawley Down Road. The Felbridge Showground site exits on to the A264 Copthorne Road and it is that road which suffers from severe congestion. Even Tandridge District Council's own traffic survey (17-19th July 2018 TSP13929) demonstrated that the AM & PM queues on the Copthorne Road exceeded 1km in length; their survey covered 3.5hrs for the AM and PM peak periods, and there was excessive queuing at both the start and ends of the monitoring periods, showing that excessive congestion existed for all of the 7 hours per day that were monitored. This was in 2018, before the approval and construction of many additional properties and despite no improvements to the road junctions being delivered.

Felbridge Parish Council disagrees with Tandridge District Council's decision not to require a full Environmental Impact Assessment for this site.

We do not believe that the potential impact upon the existing severe congestion has been adequately assessed in the screening matrix. Nor that the further cumulative effects upon congestion from the significant completed & committed developments in the immediate vicinity of this site that have themselves not delivered any mitigation upon the 'severe' A22/A264 junction has been adequately assessed in the screening matrix.

- 2) We also contend that the screening matrix concludes that no significant effect is likely for many of the topics by relying upon mitigation that would be identified by future studies as part of the planning process. In some cases (e.g. effects upon non-designated heritage assets), the assessment of insignificant impact is based solely upon some future impact assessment as the matrix states it 'has not been assessed at this stage'. This results in a failure to front-end-load the EIA process which is the fundamental purpose of screening at the initiation of a development scheme to identify those which could have a significant impact, so that this can be assessed and any necessary mitigation agreed prior to progressing to the planning application stage.

More local information can be found on the Felbridge Parish Council website on www.felbridge-pc.org.uk

Should you have any specific questions, please advise and we will be happy to provide further information.

Kind Regards,

Patricia Slatter
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Attached: Felbridge Parish Council full response under Tandridge District Council application reference 2026/947/EIA dated 5 August 2026

