



Directorate of City Strategy

9 St Leonard's Place
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Ext: 01904 551300
Email: Michael.slater@york.gov.uk
Our Ref: 12/00384/REMM
Your Ref: FPC1-001
Date: 22 February 2012

Dear Mr Buxton

Land at Germany Beck Site, Fulford, York

Thank you for your letter dated 3 February 2012, regarding the above site.

As you state in your letter, Regulation 8 of the 2011 Regulations require the local planning authority to consider whether the Environmental Statement that was produced at the outline stage is adequate to assess the environmental effects of granting reserved matters approval, should it be minded to do so.

We are currently considering the adequacy of the Environmental Statement in relation to the present reserved matters application. If it is considered that further environmental information is required or that the Environmental Statement needs to be updated, the local planning authority will issue a Regulation 22 request for 'further information'. We do not consider that the applicant is required to submit any further information that may be required before the reserved matters application is validated.

You may be assured that we will properly consult upon any further information in accordance with the Regulations. Therefore, consultees and the general public will have the opportunity to review and comment in detail on any further information requested from the applicant. Any such further information and representations made will be taken into account before the reserved matters application is determined.

Finally, I do not see the relevance of the Warley case to the other issues raised in your letter relating to the EIA regime. The public are of course

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entitled to know in public documents what planning permission relates to a given development – and therefore what is permitted and what is not. In the present case, the scope of the development permitted by the outline permission is clear. It is also clear what information is required under the various conditions. We also consider that the reserved matters application is clear as to the form of development for which consent is sought.

Yours sincerely

A handwritten signature in black ink, appearing to read "Mike Slater". The signature is written in a cursive, slightly slanted style.

Mike Slater, Assistant Director Planning & Sustainable Development.

cc. Persimmon Homes Ltd (Attn A Hopwood)

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