

Environmental Impact Screening Assessment Register

Reference: AL/100/21/ESO

Category: Environmental Impact Screening Opinion

Deposited: 26th July 2021

Cross Ref:

Screening opinion for 75 Dwellings

Land at Bayard Level Mare Lane Eastergate

Applicant:

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The following issues have been considered in coming to the decision:

The Council considers the proposal is an "Urban Development Project" as found in section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Regarding Schedule 2 relevant criteria and thresholds, it is noted the site area of approx. 2.3 hectares does not exceed the applicable threshold of 5ha and the number of dwellings of 75 does not exceed the applicable threshold of 150. Even when assessing the site cumulatively with the adjoining site which benefits from planning permission (BN/50/20/PL for 42 dwellings on 1.85ha), it is clear neither the site area or the number of dwellings exceed the thresholds.

According to paragraph: 032 (Reference ID: 4-032-20170728) of the Planning Practice Guidance (PPG), all developments in sensitive areas should also be screened regardless of whether they meet the stated thresholds. The PPG states that sensitive areas are:

- Sites of Special Scientific Interest and European sites;
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

The PPG states: "In certain cases, local designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required".

I concur with your observations on pages 2-3 of your letter that the nearest SSSI's are 3.1km away, that there is a Site of Nature Conservation Importance to the north of Level Mare Lane on Fontwell Racecourse, that the site is not within or near to an Air Quality Management Area (AQMA) and the site is

not subject to or in close proximity to any heritage assets.

The site is in the 12km buffer for the Singleton and Cocking Tunnels SAC but is not in the SAC and is not in any other sensitive sites or any other environmentally sensitive local designations. I agree there are no statutory ecological designations either on site or in a 250m radius of the site boundary.

Paragraph: 017 (Reference ID: 4-017-20170728) of the PPG states: "Projects which are described in the first column of Schedule 2, but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

Therefore, it is not considered that the proposal is Schedule 2 development or within a sensitive site and as such, an Environmental Impact Assessment is not required.

Case Officer: Mr S Davis

Decision: Environmental Impact Statement not required

Delegated 13th August 2021