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[REDACTED]

Mr K Roberts,
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

2nd June 2015

Ref: cjb/14020

Dear Mr Roberts

**Proposed Industrial and Commercial Development: Phase II Land at Oldlands Farm,
Bognor Regis.
Environmental Impact Assessment - Screening Opinion**

We are instructed by our clients Hanbury Property to formally request the local planning authority to adopt a Screening Opinion under Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. This is in respect of the outline application for development of Phase II land at Oldlands Farm, Bognor Regis for mixed B2/B8 uses.

In accordance with the regulations (Para. 5) the submitted information includes:

- ✧ A site plan sufficient to identify the land
- ✧ A brief description of the proposed development, including a draft masterplan
- ✧ An initial assessment of the possible effects on the environment

This letter accompanies an outline planning application therefore all the submitted material is available to inform the screening process.

In terms of the Screening Opinion, we are of the view that an Environmental Statement is not required in this case, as set out below.

EIA Regulations.

The Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011 require an EIA to be carried out for a specified range of major development proposals. It classifies development into two Schedules; Schedule 1 specifically lists types of development where an EIA is mandatory whereas Schedule 2 proposals may require an EIA depending on the scale, nature and location of the proposed development.

This proposal does not fall within any of the categories listed in **Schedule 1** and is not therefore Schedule 1 development.

Schedule 2 of the Regulations sets out the descriptions of development and applicable thresholds and criteria for the purpose of classifying development as Schedule 2 development. The current proposed scheme should be screened under category 10 Infrastructure Projects (a) Industrial estate development projects, the development area exceeding 0.5 hectares.

Schedule 3 is thus the next step of the Regulations, and concerns *Selection Criteria for Screening Schedule 2 Development*. The main criteria are

- 1) the characteristics of the development, including size, cumulative, production of waste or pollution,
- 2) the location of development in terms of the sensitivity of the area affected, and
- 3) the characteristics of any potential impact including its extent, magnitude probability and complexity.

The site is not a 'sensitive area' as defined in Section 2.1 of the EIA regulations, namely.

- a) A site of special scientific interest
- b) A National Park
- c) The Broads;
- d) A property appearing on the World Heritage List
- e) A Scheduled Monument;
- f) An Area of Outstanding Natural Beauty
- g) A European Site as defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

The proposed development would not have an unacceptable impact on any sensitive area and, in terms of that criteria, will not require an EIA.

Circular 02/99 Annex A has now been superseded by the new **PPG relating to Environmental Impact Assessment, published in March 2014** [Paragraph: 017 Reference ID: 4-017-20140306 and Paragraph: 018 Reference ID: 4-018-20140306]. This says that only a very small proportion of Schedule 2 development will require assessment and that in general, the more environmentally sensitive the location the lower the threshold will be at which significant effects are likely.

The Annex to this guidance sets out Indicative screening thresholds. [Paragraph: 058 Reference ID: 4-058-20140306] says that, for infrastructure projects (under category 10 of Schedule 2) the indicative threshold is for sites of more than 20 ha and the key issues to consider are the potential increase in traffic, emissions and noise. These criteria have now been consolidated in new EIA Regulations which came into force on 06.04.2015.

Overall, when considered against all the criteria and thresholds, the proposed development is not a major development of more than local importance, is not located in a sensitive area, and is not unusually complex with potentially hazardous environmental effects. More specifically, the proposed development is not listed in Schedule 2, does not exceed any of the thresholds and criteria relevant to Schedule 2, and so does not constitute Schedule 2 development.

Accordingly, the development is outside the scope of the Regulations, is not EIA development, and therefore a formal Environmental Statement is unlikely to be required to support any planning application.

This letter provides the necessary information for the LPA to adopt a Screening Opinion.

The Site

The proposal site at Phase II Oldlands Farm is a greenfield site lying on the northern side of Bognor Regis as shown on the submitted location plan. It is part of a wider allocated area of 23ha with this proposal relating to a development area of just over 6 hectares. The land is currently in agricultural use. It lies adjacent to the east of the existing A29, south of the new Bognor Regis Relief Road and to the north-east of the A29 Shripney Road/Rowan Way/Steyping Way roundabout. It is bounded to the south by Phase I of the Oldlands Farm development.

The site is not within the South Downs National Park nor does it lie within any defined area of specific conservation designation.

Existing Situation

The site is allocated for employment uses as Oldlands Farm Strategic Employment site, both as a saved policy of Arun District Local Plan (2003) (Site 6) and the Arun Local Plan 2011-2031 Publication Version, for a phased mix of B1, B2 and B8 uses. On 19th March 2014 a Hybrid Application for Phases 1 a, b and c was approved [BE/61/13: 1. Full permission for access road and flood compensation area, and 2. Outline permission for mixed commercial and industrial uses with associated works and landscaping]. Since then conditions for implementation of the access road have been approved and permission for Phases 1b and c granted (Ref: BE/73/14/PL Rolls Royce) and these are now under construction. A reserved matters application for Phase 1a is under preparation. The principle of employment use of this area is therefore well-established.

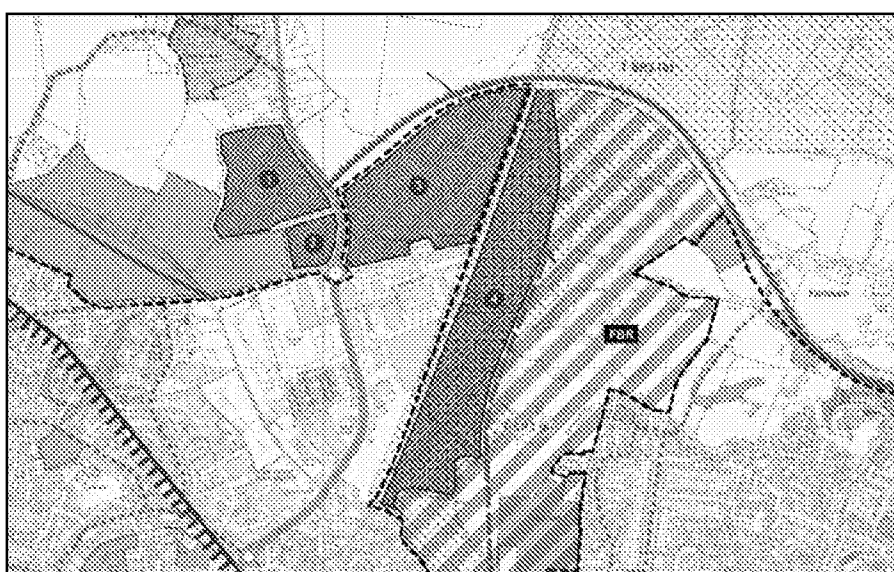


*Fig 1: Extract from the Arun Local Plan 2011- 2031 Publication Version
Site indicated by red arrow.*

Phase II is the remaining area of 'Site 6' and is bounded by the BNRR to the north and north-west, the mainline railway to the east and Phase I to the south and south-west. As a result of the existing permissions, the detailed route for the access road to serve Phase II is established and constructed up to the southern boundary of the Phase II area.

It is also noted that, as part of the LDO process, Arun DC has screened the whole of the employment area proposed in the Local Plan, including Phase II Oldlands Farm, and considers that an EIA is not required.

Proposed Development.

The proposed development comprises 6.04 ha development site and 5.76 ha flood compensation area to the north. The proposal is for mixed B2/B8 uses, with ancillary B1 offices, up to a maximum of 20,500 sq m.

Flexibility of use is key to the future of this site in terms of the viability of the proposals.

Planning Issues:

To consider the impact of the proposals on the environment technical work has already been undertaken and is included with the accompanying outline planning application. These reports address:

- the likely impacts of the development, and,
- whether any significant impacts will arise and the effectiveness of known mitigation measures.

The main considerations are:

- Flood Risk Assessment [including Ground and Surface water drainage]
- Ecology
- Transport Assessment
- Archaeology

I trust you have sufficient information upon which to make a judgement with regard to the need to adopt a Screening Opinion for an EIA for the proposed redevelopment of this site. Should you require any further clarification, please call Graham Beck or myself.

Yours sincerely

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Planning Consultant
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