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Miss C Bartlett
Strutt and Parker
31 North Street
Chichester
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PO19 1LY

Our Ref: A/134/13/
Your Ref:

Please ask for:
Mrs A Gardner
01903 737529

Dear Mr Bartlett

13th december 2013

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2011
Environmental Statement Screening

Outline application for demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, with associated car parking This is a departure from the development plan. Land at Broadlees Dappers Lane,Angmering,West Sussex

I refer to the above application which was accepted on 25th November 2013.

The Assistant Director Planning and Economic Regeneration has determined under delegated powers that although the application falls within Schedule 2 of the above Act and Regulations an Environmental Statement is **not** required for the above proposal. The following environmental issues are considered relevant to this proposal and have been considered in coming to this decision:

The development is not of more than local importance;
The site does not lie within an environmentally sensitive or vulnerable location;
The proposed development would not have unusually complex or hazardous environmental effects;
It is unlikely to cause significant cumulative impacts with other development;
It will not significantly impact on the use of natural resources;
The proposed development is unlikely to produce waste of environmental significance;
The proposal is unlikely to cause significant pollution or nuisance (subject to suitable safeguards).

This determination that an Environmental Statement is not required should not be seen as an indication of the Council's view on the planning merit of the proposal.

Yours sincerely

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Karl Roberts
Assistant Director Planning & Economic Regeneration

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