

Mr Crowther
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

28 July 2021

Dear Mr Crowther

Applicant: Redrow Homes
Site: Land south of A259, Angmering
Proposal: Erection of 76 No. dwellings, means of access, public open space, play areas, associated infrastructure and landscaping.

Please find enclosed a completed electronic application for the above proposal. The application submission includes the following:

- Completed electronic application form with Certificate B
- A924 01 – Site Location Plan
- A924 003 Rev W – Planning Layout (no schedule) & Coloured Planning Layout (no schedule)
- A924 005 Rev A – Street Scenes A-A & B-B
- A924 006 Rev B – Massing Plan
- A924 007 Rev B – Occupancy Plan
- A924 008 Rev B – Tenure Plan
- A924 009 Rev C – Enclosures Plan
- A924 010 Rev C – Materials Plan
- A924 011 Rev B – Parking Plan
- A924 027 – Refuse Plan
- A924 045 – Cycle Storage Plan
- A924 46 – Planning Layout Expanded
- House Type Brochure
- Design & Access Statement
- Ecological Enhancement Plan
- Ecological Impact Assessment
- Flood Risk Assessment & Drainage Strategy
- ITB16357 002 Rev A – Transport Assessment
- ITB16357 003 Rev A – Travel Plan
- Noise Assessment
- Landscape Visual Impact Assessment
- Landscape Management and Maintenance Plan
- Levels drawing (the proposed levels detail contained at Appendix 1 of the Flood Risk Assessment & Drainage Strategy)



- Planning Statement
- Schedule of Internal Space Standards, including NDSS compliance (Contained in Appendix A to Planning Statement)
- Soft Landscape Specification
- RED23031 03 Rev D – Tree Protection Plan
- RED23031 10 Rev A – Landscape Masterplan
- RED23031 11 Sheet 1 – Soft - Landscape Proposals
- RED23031 11 Sheet 2 – Soft Landscape Proposals
- RED23031 11 Sheet 3 – Soft Landscape Proposals
- RED23031 11 Sheet 4 – Soft Landscape Proposals
- RED23031 12 Rev A sheet 1 – Hard Landscape Proposals
- RED23031 12 Rev A sheet 2 – Hard Landscape Proposals
- RED23031 12 Rev A sheet 3 – Hard Landscape Proposals
- RED23031 12 Rev A sheet 4– Hard Landscape Proposals
- RED23031 20 Sheet 1 – LEAP Proposals
- RED3031 21 LAP – LAP Proposals
- Arboricultural Impact Assessment
- Agricultural Land Specification
- Archaeological Assessment, including Historic Environment Record
- Topographical Survey (Sheets 1-6)
- CIL forms – Henry Adams to complete (Please let me know if you need anything from us on this)

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that development that meets the thresholds set out at Schedule 2 of the Regulations should be screened so as to determine whether or not it comprises Environmental Impact Assessment (EIA) Development. In this instance, the development does fall under the description in Schedule 2, 10 (b) Urban Development Projects, which states:

- i. The development includes more than 1 hectare of urban development which is not dwelling house development; or
- ii. the development includes more than 150 dwellings; or
- iii. the overall area of the development exceeds 5 hectares.

The development exceeds the indicative threshold set out at i. in the Regulations and is therefore deemed to be Schedule 2 development. Due to the scale of the development and it not being of more than local significance, it is not considered to be EIA Development for the purposes of the above quoted Regulations.

It is considered that the documents submitted in support of this application allow sufficient information for the Council to assess the likely effects of the proposal. We therefore request that the Council confirm this following receipt of the application and issue a Screening Opinion within 21 days of receipt of this application.

I hope that the submission is in order and I will look forward to receiving confirmation that the application is valid, however, should you require any further information; please do contact me on the number above.

Kind regards,



Peter Cleveland MRTPI
Partner, Head of Planning
Henry Adams LLP