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Mr Gladman Developments
Gladman House
Alexandria Way
Congleton Business Park
Congleton
CW12 1LB

Our Ref: A/36/18/OUT
Your Ref:

Please ask for:
Mrs A Gardner
01903 737529

Dear Mr Barker

31st august 2018

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Environmental Statement Screening

Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan. Land off Arundel Road Angmering,,

I refer to the above application which was accepted on 15th March 2018.

The Group Head of Planning 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 site is currently partly used for industrial purposes and the proposed 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, particularly significant of long lasting 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 over and above what might be typically expected of the construction or functioning of a typical major residential development. The construction phase of the building would result in some impacts (such as noise and dust) on the local population, these effects would be short lived and not significant

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. peisesn

A handwritten signature in black ink, consisting of stylized initials 'NC' followed by a period.

Neil Crowther
Group Head of Planning