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Mrs L Jackson
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Our Ref: A.76.20.PL

Please ask for:
Claire Potts
Planning Department
Direct Line: 01903 737839

Dear Mrs Jackson

Environmental Screening Opinion for Land off Dappers Lane, Angmering

The proposal does not comprise Schedule 1 development, as defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 ('the EIA Regulations').

The proposed development would fall within Part 10(b) of Schedule 2 to the EIA Regulations relating to 'an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas)'.

With regard to the stated Schedule 2 criteria and thresholds, it is noted that the site area of approximately 3.70 hectares does not exceed the applicable threshold of 5.0 hectares for residential development. Therefore, a screening opinion is not required.

In terms of Part 10(b) Infrastructure Projects, "*Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.*

Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or*
- (ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or*
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)." (The PPG, with reference to 10(b) Infrastructure Projects).*

Furthermore, the following are identified as the key issues to consider –

*Physical scale of such developments; and the
Potential increase in traffic, emissions & noise*

The Screening Response now continues with regard to the Schedule 3 Headings.

1] Location of the Development

The site is located within the built-up area boundary (the BUAB) and in the Angmering North Strategic Allocation (SD9) in the adopted Arun Local Plan.

The site is currently used for the grazing of horses. The land is predominantly flat, but the land generally rises from the south west to the north east. The site lies in a semi-rural area which is characterised by existing and approved housing estates leading off Dappers Lane. The South Downs National Park lies to the north beyond the A27. The site is bounded to the south by a watercourse and beyond by dwellings on Garden Close and Woodlands Close; to the west by a public footpath and beyond by St Margaret's C of E Primary School. Herons Farm is located to the north east of the site; and an area of woodland is located beyond the northern boundary of the site.

The site is located on the northern extent of Angmering, accessed using Dappers Lane to the east of the site.

The site is identified by the Environment Agency as falling entirely within Flood Zone 1.

The site does not lie within an environmentally sensitive or vulnerable location.

The proposed development would not have unusually complex, particularly significant or 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 dwellings would result in some impacts (such as noise and dust) on the local population, these effects would be short-lived and not be significant.

2] Characteristics of the Development

The proposed residential development consists of 84 dwellings (Use Class C3), together with associated access off Dappers Lane, car parking, a locally equipped area of play (LEAP), a local area of play (LAP) and landscaping.

The development would not create any significant waste, pollution or noise over and above what might be typically expected of the construction or 'functioning' of a typical major residential development. The development would utilise natural resources.

The development would generate additional traffic and people movements within the local area. However, it is not considered that this will be significant in the context of the EIA regulations.

3] Characteristics of the Potential Impacts

It is not considered that the characteristics of the likely impacts are such that they are particularly significant, long lasting, that they affect a significant area of the district or that they are complex.

It is not considered likely that the development would result in significant harm to ecological interests and it is considered that appropriate mitigation could be employed to respond to any localised harm to the site integrity that may occur.

It is considered that landscape impacts will not be significant in the context of the EIA Regulations. To the south of the site is existing urban development. The South Downs National Park is situated north of the site beyond the A27 – it is considered that the impacts of the proposed development (upon the National Park) would be limited to distant visual impacts, with the proposed development appearing integrated with the existing urban development to the south.

The site is within Flood Zone 1. It is considered that the development represents a potential opportunity to enhance existing surface water drainage systems and reduce the discharge rates to local watercourses; the development would be controlled through the submitted Flood Risk Assessment (FRA) and the use of appropriate mitigation measures.

The site is located approximately 500 metres to the north of the Angmering Conservation Area at its closest point. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 196 of the NPPF. It is considered that distance between the application site and the location of the housing estates on Garden Close and Woodlands Close, to the south of the application site, means there is a lack of inter-visibility between the site and the Conservation Area. The proposed residential development would therefore have limited visual impact on the special qualities of the Conservation Area.

Finally, although the construction phase of the building would result in some impacts (such as noise and dust) on the local population, these effects are likely to be short lived and not significant.

Consequently, it is not considered that the characteristics of the likely impacts are such that they are particularly significant, long lasting, that they affect a significant area of the district or that they are complex.

Cumulative Effects

It is noted that the PPG at paragraph 024 (Reference ID: 4-024-20140306) states with regard to cumulative effects that: *“There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development”*.

Outline planning permission (A/99/17/OUT) was granted in 2019 for the development of up to 175 dwellings, public open space, play areas with associated infrastructure including roads, drainage and landscaping, on land south of Water Lane. Outline planning permission (A/40/18/OUT) was granted in 2019 for the development of up to 525 dwellings, 3 hectares of employment land, public open space, play areas, access, associated infrastructure and landscaping on land north of Water Lane. In addition, outline planning permission (A/122/19/OUT) was granted in March 2020 for the development of up to 160 dwellings with

public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 1,393 square metres (15,000 square feet) of B1/B2 employment units with associated parking provision and vehicular access point from Arundel Road and land made available for expansion of current sports pitch provision on land off Arundel Road.

However, it is considered that the cumulative impacts of these developments would not lead to significant environmental impacts for the reasons set out above. This determination is considered reasonable given that the location of the proposed development is to the south of the A27, adjacent to Angmering village and outside the South Downs National Park.

Conclusion

Having taken into consideration the above factors and having particular regard to the nature and scale of the proposal, it is not considered that the proposed residential development has the potential to result in significant impacts on the environment. The impacts would be of limited scale and could be mitigated in accordance with standard methods. As such, it is considered that the proposed development does not constitute EIA development and as such an Environmental Statement is not required in this instance.

Yours sincerely,

Claire Potts
Strategic Team Leader
Arun District Council