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Date: 15 May 2017
Our ref: CL14714/02
Your ref: West of Bersted

Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as updated) - West of Bersted, Bognor Regis

On behalf of our clients, the Church Commissioners for England and Langmead Group, represented by Landlink Estates Ltd, we request Arun District Council's formal opinion on the scope of an Environmental Impact Assessment ('EIA') to be submitted in conjunction with an outline planning application submission for a sustainable urban extension to the north-west of Bognor Regis, known as land West of Bersted. The development will comprise up to 2,300 new homes, up to 10 ha of employment land, a 3 Form Entry primary school, a local centre and associated infrastructure. The request is made under Regulation 13 of the Town and Country Planning (EIA) Regulations 2011 (as updated) (EIA Regulations) and is accompanied by the enclosed EIA Scoping Report dated May 2017.

The proposed development falls within Schedule 2 of the EIA Regulations. Section 10(b) relates to urban development projects where the development includes more than 150 dwellings or is greater than 5ha. For Schedule 2 developments, the Regulations require that an EIA be undertaken where the development is *'likely to have significant effects on the environment by virtue of factors such as its nature, size or location'*.

An EIA of the West of Bersted development will be carried out to ensure that the potential significant environmental effects can be identified, assessed and presented to assist Arun District Council in their consideration of the planning application at the appropriate time.

On 16 May 2017, the UK (as an existing Member State of the European Union) is obliged to implement a number of changes to the EIA Directive. Draft Regulations for England were issued for consultation in December 2016. As the applicant's ES will be submitted after 16 May 2017, this scoping request has had regard to the likely changes to the Regulation that will be in force at the time of submission.

To assist Arun District Council in forming their scoping opinion, the enclosed Scoping Report provides the following information:-

- 1 Site location and description;
- 2 Description of the nature and purpose of the development;
- 3 Possible significant environmental effects and the manner in which these are proposed to be addressed; and



4 The proposed form of the Environmental Statement ('ES').

In considering the content of the ES, we note that the focus of Schedule 4 of the EIA Regulations is the significant effects. Other lesser effects need not be assessed as part of the EIA process. On that basis, and following review of those matters specified within the enclosed report, it is considered that the scope of the EIA should include consideration of:-

- 1 Transport
- 2 Water Environment
- 3 Archaeology and Cultural Heritage
- 4 Socio-Economic
- 5 Landscape Character and Visual Impact
- 6 Ecology and Nature Conservation
- 7 Agricultural Land
- 8 Ground Conditions and Contamination
- 9 Noise and Vibration
- 10 Air Quality
- 11 Daylight, Sunlight and Overshadowing

The environmental assessment for each input will be considered during both the construction and operational periods of the development. Direct, indirect, secondary and cumulative effects will also be addressed as relevant.

We seek your confirmation as to the scope of the EIA. We trust that the above and the enclosed document provide you with sufficient information to adopt a scoping opinion and we look forward to receiving your opinion as soon as possible within the five weeks allowed by the EIA Regulations.

Please contact me if you require any further information or wish to discuss this further.

Yours faithfully

