Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Quod
Ingeni Building
17 Broadwick Street
London
WIF 0AX

Our Ref: BE/73/14/PL
Your Ref:

Please ask for:
Mr C Cronin
01903 737776

29th july 2014

Dear Mr Rainbird

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

Erection of 2 No. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area. This application is a departure from the development plan. This application also lies within the parish of Aldingbourne
Land at Oldlands Farm Shripney Road,Bognor Regis,

I refer to the above application which was accepted on 24th June 2014.

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 Assistant Director for Planning and Economic Regeneration has determined under delegated powers that the above proposal does not require the submission of an Environmental Impact Statement, as any impacts as there are on the environment are not sufficient as to be covered by the Regulations. The following environmental issues are considered relevant to this proposal and have been considered in coming to this and the Council's reasoning is set out below.

The proposed development seeks to development the existing agricultural fields to provide two industrial/distribution units extending to a maximum of 38,099 square metres gross internal area. The site extends to a total of 16.02 hectares including a Flood Compensation Area of approximately 6.59 hectares.

The proposal is considered to be Schedule 2 Development. The scheme meets the description of category 10 "Infrastructure Projects a Industrial Estate Development Projects", as the development area exceed 0.5 hectares.

For a development of this nature Schedule 3 of the Regulations must be taken into account. This sets out selection criteria for screening Schedule 2 development. The main criteria are the characteristics of the development, the location of development, and the characteristics of potential impacts. Annex A of Circular 02/1999 states that

peisesn

and EIA is more likely to be required if the site area is more than 20 hectares. An assessment of the likely effect of the proposed development is set out below.

1. Characteristics of the Development:
The proposed Industrial and Commercial Development is not considered to be of a size and scale of that would be unduly excessive. The proposed mix of uses including B1/B2 and B8 would involve the development of significant sized buildings, parking and infrastructure. The proposal would not require the use of significant natural resources or result in the production of significant quantities of pollution or waste.

2. Location of Development
The site is not located on designated land, and there are no specific ecological designations (SAC, SPA, SSSI. or Ramsar) near to the site. There are no listed buildings or conservation areas in close proximity to the site. The nearest residential property is located to the south of the site boundary in close proximity to the proposed building but is in the control of the applicants.

It is therefore considered that the development is not particularly sensitive or in a vulnerable location.

3. Characteristics of Potential Impacts
There are numerous potential impacts from the proposal including visual impact, traffic and transport, contamination, noise, heritage, water and ecological impacts. However, it is not considered that the characteristics of potential impacts are such that they will have significant effects on the environment that could not be assessed through a planning application.

As such it is considered that the proposed development does not constitute EIA development and an Environmental Statement is not required to support the application.

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

Karl Roberts

peisesn