

James Cross
Arun District Council
Maltravers Road
Littlehampton
West Sussex
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Sent by email: [REDACTED]

Date: 28 August 2020

Our ref: 14714/02/18690838v2

Your ref: West of Bersted

Dear James

Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Request for a Scoping Opinion

West of Bersted, Bognor Regis

On behalf of our clients, the Church Commissioners for England and 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 2,500 new homes, up to 3.52ha of employment land, a 3 Form Entry primary school, two local centres and associated infrastructure across approximately 141 ha of land. The proposed development will be applied for in outline, and relates to the first stage of development for the West of Bersted strategic allocation, as allocated in the ADC Local Plan.

The request is made under Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 as updated by the Town and Country Planning and Infrastructure Planning (EIA) (Amendment) Regulations 2018 (together 'the 2017 EIA Regulations'). It is accompanied by the enclosed EIA Scoping Report dated August 2020.

In 2017 a Scoping Opinion was requested from Arun District Council, by our clients and in relation to development at the site. This Scoping Request was made under the 2011 EIA Regulations. A new Scoping Opinion is now sought to reflect the requirements of the 2017 EIA Regulations and more recent work and assessment in respect of the development.

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 1 hectare of urban development which is not dwellinghouse development, 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.



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 environmental effects; and
- 4 Proposed form of the Environmental Statement ('ES').

In considering the content of the ES, we note that the focus of Schedule 4 of the 2017 EIA Regulations is the significant impacts. Other lesser effects need not be considered as part of the EIA process. On that basis, and following review of those matters specified in the enclosed report, it is considered that the scope of the EIA should include consideration of the following environmental aspects:-

- 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

The environmental assessment for each technical aspect will be conducted during both the construction and operational periods of development. Direct, indirect, secondary and cumulative effects will be addressed as appropriate.

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 2017 EIA Regulations (starting from the date of this submission).

Please contact me or my colleague Tabitha Knowles if you require any further information or wish to discuss this further.

Yours sincerely

A large black rectangular box redacting the signature of Simon Slatford.

Simon Slatford
Senior Director

Enc. West of Bersted EIA Scoping Report (August 2020)