

## **Appendix B4**

### **Scoping correspondence following scheme design iterations**

James Cross  
Strategic Sites Project Officer, Planning  
Arun District Council  
Civic Centre, Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF  
**Sent by email:** [REDACTED]

**Date:** 4 October 2021  
**Our ref:** 14677/01/SSL/TK/19861473v4  
**Your ref:** BEW

Dear James

## **The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 - Updated Scoping Boundary**

### **Barnham Eastergate Westergate (BEW)**

On behalf of our client, Southern Consortium, we are writing to Arun District Council (ADC) in relation to a formal scoping opinion for an Environmental Impact Assessment ('EIA') (ref: BN/112/20/EIS) associated with proposals for the Barnham Eastergate Westergate residential led development ('BEW').

A scoping request was made to ADC on 23 September 2020 in relation to BEW. It set out the intent to submit a hybrid planning application and a plan was provided at Appendix 1 of the Scoping Report identifying the maximum extent of land to which the EIA would relate (drawing ref: 00605B\_S\_02 Rev D5). ADC provided its formal scoping opinion on 11 November 2020, which acknowledged the scoping boundary and hybrid approach.

Following further review by the team, it is now proposed to submit an outline planning application and additional areas have been identified outside of the previous maximum site boundary which may now be subject to works.

We enclose with this letter a plan of the revised maximum site boundary depicting the additional areas (drawing ref: 00605B\_S06). The drawing presents:

- the boundary included in the Scoping Report (comprising an area of 114.27 ha);
- the proposed outline redline boundary (comprising an area of 92.65 ha); and
- the six locations where the outline redline boundary now extends beyond the boundary included within the Scoping Report (being 0.046 ha now falling outside the scoping redline).

The works in the additional areas will be minor in scale and comprise elements of the A29 design on land south of the railway line (forming part of the 'road zone'). The changes to the boundary do not introduce any new sensitive receptors within the site boundary and the nature of the works do not give rise to likely new significant environmental effects which were not previously identified in the Scoping Report. The changes do not impact on any of the conclusions we reached in the Scoping Report.



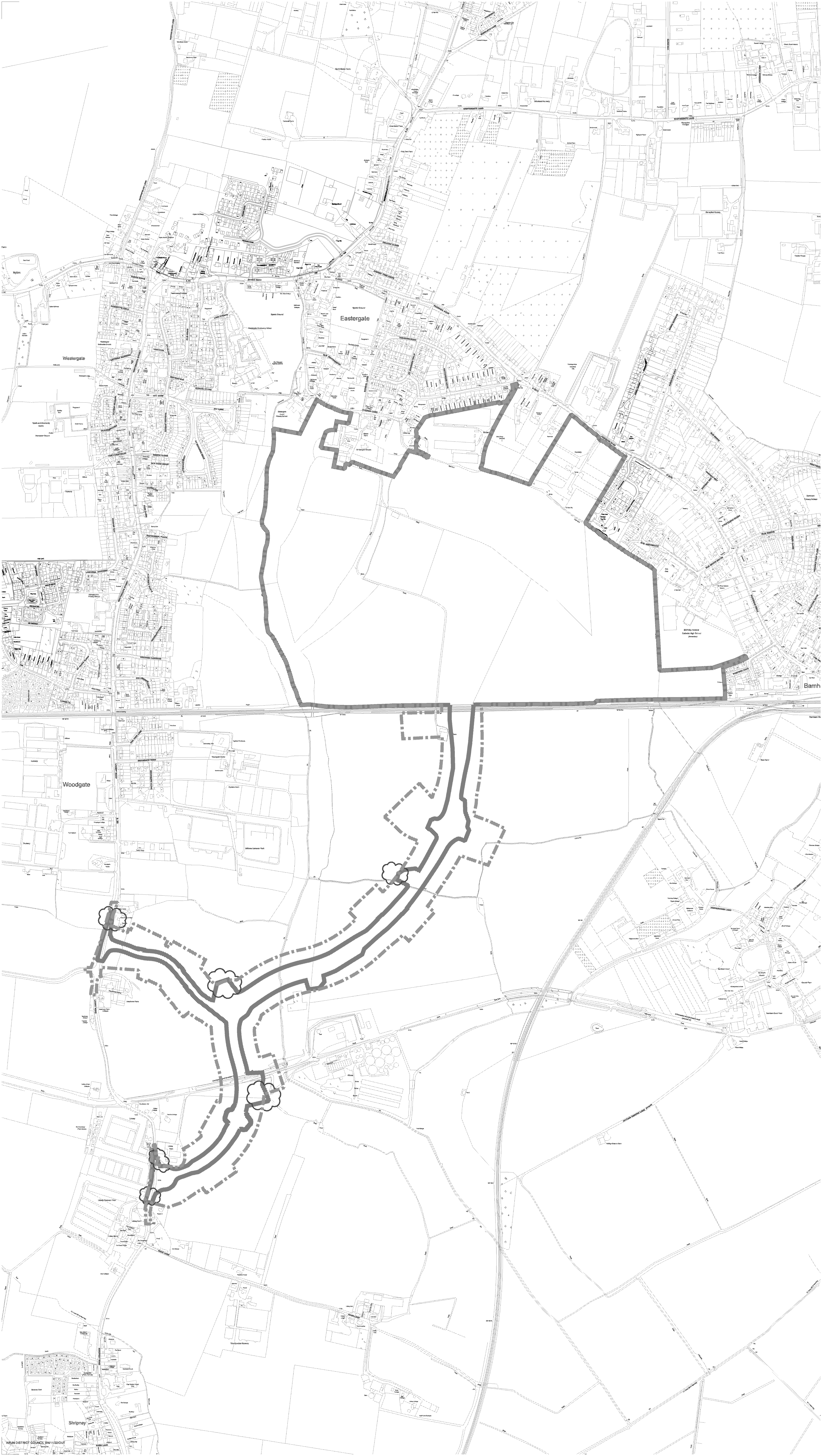
With respect to the outline approach instead of a hybrid approach, no change is proposed to the content of the Environmental Statement (ES), the planning application and the level of detail to be provided or secured via the permission. The Southern Consortium remain committed to seeking detailed permission for the full length of the A29. The outline approach is considered to be clearer (compared to the hybrid approach) and ultimately achieves the same outcome of approval of a detailed road scheme.

We would appreciate if you could please take the updated scoping boundary into account when the outline planning application and its accompanying ES is submitted to ADC.

Yours sincerely

**Nicki Mablesen**

Planning and EIA Director



Notes:  
Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking Dimensions.  
All construction information should be taken from figured dimensions only.  
Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.  
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**Key**

 **ES Scoping Red Line Boundary**  
Total Area = 114.27 Ha

 **Outline Planning Application Boundary**  
Total Area = 92.65 Ha

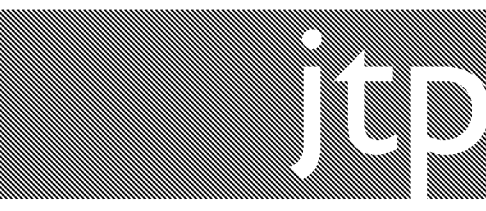
 **Locations where OPA boundary extends beyond ES Scoping Red Line Boundary**  
Total Area = 0.046 Ha

Please note: Boundaries indicating extents of land ownership are based on information provided by third parties and are to be treated as indicative only. JTP accept no liability or responsibility for conveying accurate information regarding land ownership - or measurement thereof.

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|-----|----------|-------------|-------|------|
| Rev | Date     | Description | Drawn | Chkd |
| -   | 18.08.21 | First Issue | NW    | ECdS |

DRAFT

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Project  
**Barnham, Eastergate & Westergate**

Drawing Title  
**ES Scoping Red Line Boundary Plan Overlay**

Scale @ A1 1: 5000 Job Ref. 00605B

Drawing No. 00605B\_S06 Revision -

