



Arun District Council
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Mr R Henderson
Ken Parke Planning Consultants
14 Purewell
Christchurch
Dorset
BH23 1EP

Our Ref: EP/111/12/
Your Ref:

Please ask for:
Mrs A Gardner
01903 737529

Dear Mr Henderson

25th april 2013

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

**Demolish 1 house (60 Sea Lane); partially demolish 1 house (45 The Ridings);
construct 3 detached houses; alterations and extensions (45 The Ridings)
45 The Ridings and 60-62 Sea Lane East Preston,,**

I refer to the above application which was accepted on 17th April 2013.

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 development is not of more than local importance;
The site does not lie within an environmentally sensitive or vulnerable location;
The proposed development would not have unusually complex 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 (subject to suitable safeguards).

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

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Karl Roberts
Assistant Director Planning & Economic Regeneration