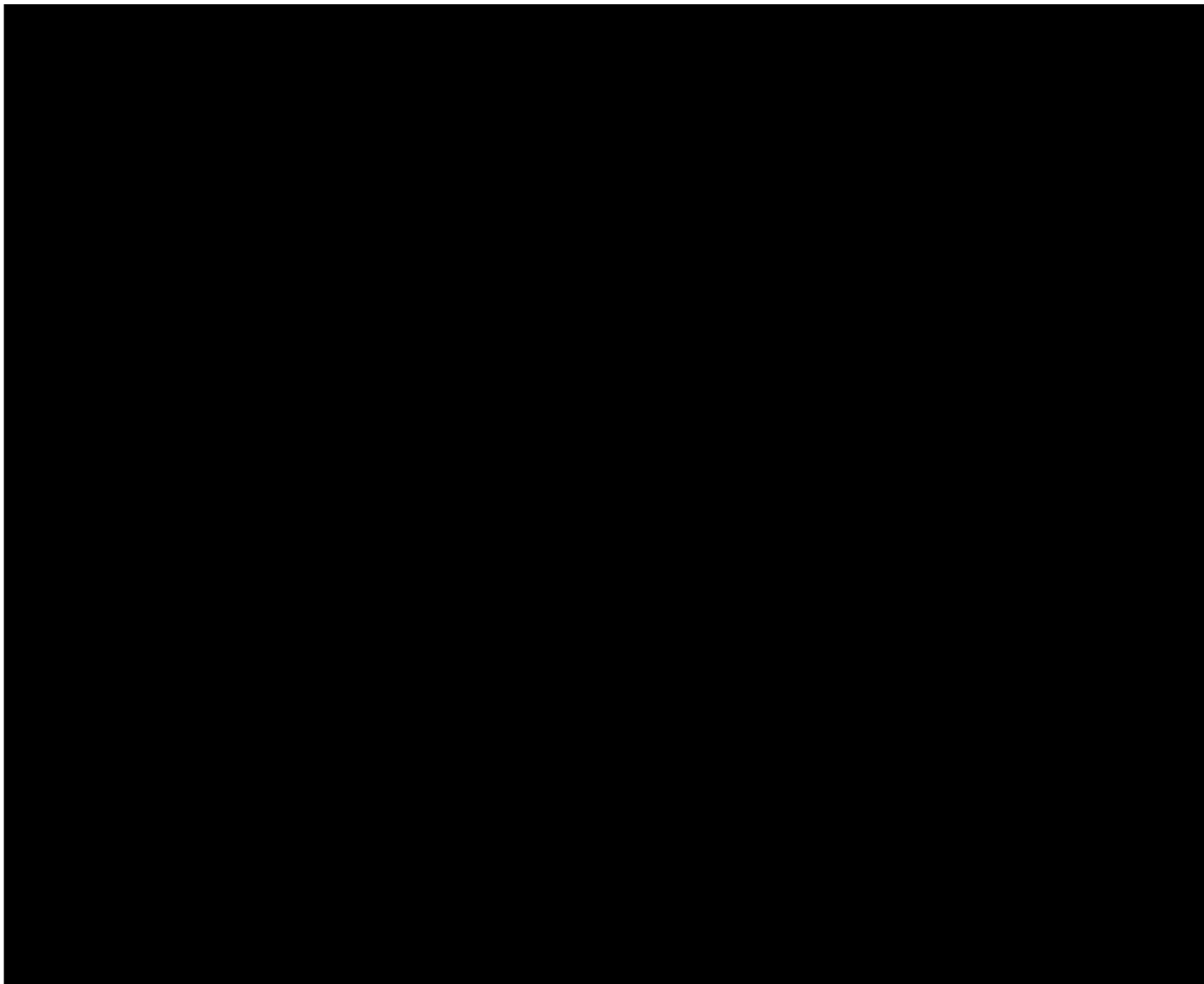






Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex, BN17 5LF



Robert Clark  
Head of Planning  
Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
GU15 3TQ

24<sup>th</sup> April 2018

Your Ref:

Our Ref: LU/182/15/PL

Please ask for:  
Claire Potts  
Planning Department  
Direct Dial: 01903 737698

Dear Mr Clark

**Environmental Screening Opinion for Land North of Toddington Lane  
Littlehampton: Variation of conditions 4, 6, 7, 8, 39 & 42 imposed under planning  
reference LU/47/11/ relating to list of plans, illustrative masterplan, CHP plant  
building, Design Statement, bus stops & traffic improvements.**

The above application is considered as a new application for planning permission under the 2017 Environmental Impact Assessment Regulations. Therefore, where the development is listed under Schedule 1 or Schedule 2 and satisfies the criteria or thresholds set, the LPA must carry out a new screening exercise and issue a screening opinion whether an EIA is necessary.

The Council considers the above proposal to be an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas) within section 10(b) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

With regard to the stated Schedule 2 criteria and thresholds, it is noted that the site area of approx. 85 hectares exceeds the applicable threshold of 5ha and the number of dwellings of up to 1,250 units exceeds the applicable threshold of 150. The proposal is therefore Schedule 2 development and requires screening under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

It is therefore necessary to consider the proposal against Schedule 3 of the Regulations. This schedule outlines the criteria to consider in determining whether development falling within Schedule 2 will require an EIA. The criteria includes the characteristics of the development (e.g. its size, use of natural resources, quantities of pollution and waste

generated); the environmental sensitivity of the location; and the characteristics of the potential impact (e.g. its magnitude and duration).

The Screening Response now continues with regard to the Schedule 3 Headings.

#### (1) Location of the Development

The original application site, which extends up to the Black Ditch watercourse, consists of approximately 85 hectares of land, largely covered with glasshouses, warehouses and other development, and is located on the northern edge of the town.

The existing site subdivides into two general areas, being the developed area to the immediate north of the railway line, mainly to the north of Toddington Lane; and the undeveloped area being the low lying grazing marshes to the north and east of the developed area extending up to the Black Ditch watercourse. The undeveloped area serves as part of the functional flood plain, whereas the developed area stands on a raised plateau approx 2-3m above the flood plain.

The developed area of the site was occupied by a variety of uses including horticulture, packaging and distribution, office uses and residential properties. A substantial proportion of this part of the site is covered in buildings (mainly glasshouses) and hard surfacing.

Two areas of the site are currently under construction / partially completed (parcels A1 and B3/B5) in addition to an internal access road, following granting of reserved matters applications (LU/347/14/RES, LU/117/15/RES and LU/114/15/RES).

The developed part of the site extends little further north than existing housing development to the west around Mill Lane and Lyminster Road, including Hearnfield Road, Fullers Walk and Granary Way. The latter two roads are culs-de-sac which immediately adjoin the western boundary of the site. To the north of Fullers Walk is a household recycling facility to the west of which are allotments and a residential caravan park.

To the south of the railway line is the Watersmead Business Park, accommodating the Body Shop headquarters amongst its occupiers. To the west of this business park is a small haulage depot site which is the subject of a planning application for redevelopment with 91 dwellings. The majority of the land between the railway line and the A259 Worthing Road is the residential area of Toddington Park, including the Eden Park development of about 400 dwellings. To the west of the Toddington Park area is open land in a number of uses, including allotments, the Wick Town Football Club site, and a recreation ground.

The Black Ditch watercourse follows the northern site boundary. Low lying land within the site south of the Black Ditch comprises grazing marshes of biodiversity value. Land to the north of the Black Ditch, beyond the site boundary, is intensively cultivated arable land with large-scale fields and a few defining hedgerows.

Although the site is dominated by horticultural uses, it also accommodated a mix of employment, residential and other land uses.

#### (2) Characteristics of the Development

The original application comprised a 'mixed use development comprising: demolition of existing buildings and structures, up to 1,260 residential dwellings (out of a potential 1,460 dwelling masterplan), up to 13,000 sqm of B1 employment floorspace (including 3,000 sqm Enterprise Centre), up to 3,500 sqm of Class A local facilities, a 100 bed hotel, 60 bed care

home, a new 2 Form Entry primary school, community centre, youth and leisure facilities, combined heat & power plant, extension to existing household recycling centre, landscaping, replacement and additional allotments, multi-functional green infrastructure including sports pitches (& associated changing facilities), informal open space, children's play areas, primary vehicular access from a new access from the A259 bridging over the railway line with additional access from Mill Lane & Toddington Lane'. The application was the subject of an Environmental Impact Assessment & a departure from the development plan.

The application LU/182/15/PL seeks to vary some elements of outline planning permission reference number LU/47/11 relating to the land to the North of Toddington Lane in Littlehampton. The outline planning permission has already been amended under reference number LU/346/14/PL dated 20 February 2015.

Condition 4 - lists the plans to which the outline planning permission relates. The proposal seeks to amend the condition to make reference to an updated masterplan and revised parameter plans.

Condition 6 - states that the permitted development will be carried out substantially in accordance with the illustrative masterplan. The proposal seeks to amend the wording of Condition 6 to refer to the updated masterplan. It is also proposed that reference to the Development Framework Document (DFD) is added to the existing wording of Condition 6,

Condition 7 - requires the provision of details of the CHP plant building. It is proposed to amend Condition 7 to delete the references to the CHP plant in parts (i) and (ix).

Condition 8 - requires the submission of a Design Statement for each phase of development, to accord with the approved Design and Access Statement incorporating Design Guidance dated February 2011. A Development Framework Document (DFD) in relation to the overall masterplan for the North Littlehampton site has been submitted and the application seeks to amend Condition 8 to refer to the DFD.

Condition 39 - requires the submission of a scheme for the provision of bus stops within the site. The proposal seeks to amend the trigger for the provision of this information to 'prior to the occupation of the 350th dwelling on the site'.

Condition 42 - requires traffic improvements to the A27/A284 Ford Road roundabout. It is proposed that Condition 42 should be deleted as the highways improvement works have already been completed.

Description of Development - further to the proposed changes to Condition 7, the development description will also need to be amended to remove the reference to the combined heat and power plant.

As a result of the above proposed amendments, the S106 Agreement would need to be varied to reflect the amended plans.

### (3) Characteristics of the Potential Impacts

It is considered that the characteristics of the potential impacts were considered and addressed in full through the original ES submitted with the outline application and that additional information is not required to support this S73 application.

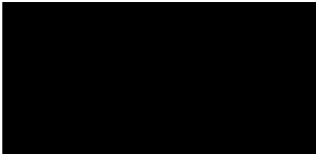
## Cumulative Effects

It is noted that the PPG states at paragraph 024 (Reference ID: 4-024-20140306) states with regard to cumulative effects that *"There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development"*. It is not considered that there are any other existing or approved developments nearby which should be taken into account when assessing cumulative effects.

## Conclusion

Having taken into consideration the above factors and having particular regard to the nature and scale of the proposal and the nature of the amendments proposed, it is considered that the original proposed development had the potential to result in significant impacts on the environment but that these impacts were fully considered at the outline stage and no further information is required in order to assess the environmental implications of the amendments proposed. Therefore an Environmental Impact Assessment is not necessary.

Yours sincerely,



Neil Crowther  
Group Head of Planning