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Date: 11th January 2022

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: WA/128/21/ESO

Dear Mr Cleveland,

Screening Opinion for 131 No dwellings.

Land West of Tye Lane Walberton

Screening Opinion

The Group Head of Planning has determined under delegated powers that the above proposal does not require the submission of an Environmental Statement, as any impacts as there are on the environment are not likely to be of a magnitude to be covered by the Regulations. The following environmental issues are considered relevant to this proposal and have been considered in reaching this decision:

The proposal does not comprise Schedule 1 development, as defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 ('the EIA Regulations').

The proposed development would fall within Part 10(b) of Schedule 2 to the EIA Regulations relating to 'an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas)'.

In terms of Part 10(b) Urban Development Projects, "Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

- (i) the development includes more than 1 hectare of urban development which is not dwelling house development; or
- (ii) the development includes more than 150 dwellings; or
- (iii) the overall area of the development exceeds 5 hectares".

With regard to the stated Schedule 2 criteria and thresholds, it is noted that the site area of approximately 8.15 hectares exceeds the applicable threshold of 5.0 hectares for residential development; but the proposed development comprises less than 150 dwellings. The proposal is therefore a Schedule 2 development and requires screening under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Furthermore, the following are identified as the key issues to consider -

Physical scale of such developments; and the
Potential increase in traffic, emissions & noise

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

1] Location of the Development

The site is located outside the built-up area boundary (the BUAB) in the adopted Arun Local Plan and the Walberton Neighbourhood Plan.

The site comprises a large arable field (including Grade 3a agricultural land) with rough grassland and scrub edges along with four fields of pasture land - with some stabling for horses, bordered by hedgerows with trees open fields. The site also includes part of a former residential garden located to the rear of 'The Orchard' and 'Little Firs'. The site is generally sloping from north to south. The South Downs National Park lies to the north beyond the A27. The area is rural in character with housing on Mill Lane, Field Close, North Pound and the Street in Walberton Village, together with two Conservation Areas and related listed buildings to the south of the site. The site is bounded to the north by Hooe Farm Industrial Park; to the east by Tye Lane and beyond by a new housing development of 175 dwellings that is being developed by Linden Homes and marketed as "Avisford Grange"; and to the west by houses fronting onto Copse Lane and Long Mead.

The site is located on the northern extent of Walberton, accessed using Tye Lane to the east of the site.

The site is identified by the Environment Agency as falling entirely within Flood Zone 1.

The site does not lie within an environmentally sensitive or vulnerable location.

The proposed development would not have unusually complex, particularly significant or long lasting 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 over and above what might be typically expected of the construction or functioning of a typical major residential development. The construction phase of the dwellings would result in some impacts (such as noise and dust) on the local population, these effects would be short-lived and not be

significant.

2] Characteristics of the Development

The proposed residential development consists of up to 131 dwellings, together with associated access off Tye Lane, car parking, public open space, play areas, 3 attenuation basins and landscaping.

The development would not create any significant waste, pollution or noise over and above what might be typically expected of the construction or 'functioning' of a typical major residential development. The development would utilise natural resources.

The development would generate additional traffic and people movements within the local area. However, it is not considered that this will be significant in the context of the EIA Regulations.

3] Characteristics of the Potential Impacts

It is not considered that the characteristics of the likely impacts are such that they are particularly significant, long lasting, that they affect a significant area of the district or that they are complex.

It is not considered likely that the development would result in significant harm to ecological interests and it is considered that appropriate mitigation could be employed to respond to any localised harm to the site integrity that may occur.

It is considered that landscape impacts will not be significant in the context of the EIA Regulations. To the south of the site is existing urban development in Walberton. The South Downs National Park is situated north of the site beyond the A27; and it is considered that the impacts of the proposed development (upon the National Park) would be limited to distant visual impacts, with the proposed development appearing integrated with the existing urban development to the south.

The site is within Flood Zone 1. It is considered that the development represents a potential opportunity to enhance existing surface water drainage systems and reduce the discharge rates to local watercourses; the development would be controlled through the submitted Flood Risk Assessment (FRA) and the use of appropriate mitigation measures.

The site is located to the north of the Walberton Village Conservation Area. Any harm resulting from the proposed development should be weighed against the public benefit in accordance with paragraph 202 of the National Planning Policy Framework (NPPF, 2021). It is considered that the distance between the application site and the location of the housing on Mill Lane, Field Close, North Pound, to the south, means there is a lack of inter-visibility between the site and the Conservation Area. The proposed residential development would therefore have limited visual impact on the special qualities of the Conservation Area.

Finally, although the construction phase of the building would result in some impacts (such as noise and dust) on the local population, these effects are likely to be short lived and not significant.

Consequently, it is not considered that the characteristics of the likely impacts are such that they are particularly significant, long lasting, that they affect a significant area of the district or that they are complex.

Cumulative Effects

It is noted that the PPG 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".

Outline planning permission (WA/44/17/OUT) was granted in 2018 for the development of 175 dwellings, public open space, play areas with associated infrastructure including roads, drainage and landscaping, on Land East of Tye Lane; and the reserved matters (WA/95/18/RES) were approved in 2019.

However, it is considered that the cumulative impacts of these developments would not lead to significant environmental impacts for the reasons set out above. This determination is considered reasonable given that the location of the proposed development is to the south of the A27, adjacent to Walberton village and outside the South Downs National Park.

Conclusion

Having taken into consideration the above factors and having particular regard to the nature and scale of the proposal, it is not considered that the proposed residential development has the potential to result in significant impacts on the environment. The impacts would be of limited scale and could be mitigated in accordance with standard methods. As such, it is considered that the proposed development does not constitute EIA development and as such an Environmental Statement is not required in this instance.

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



Neil Crowther
Group Head of Planning