

ARUN DISTRICT COUNCIL
DECISION TAKEN UNDER OFFICER SCHEME OF DELEGATION

To be completed for decisions taken in accordance with Part 4, Officer Scheme of Delegation, paragraph 5.2.

DATE DECISION TAKEN	22.03.2019
SUBJECT	EIA Screening Opinion for planning application WA/1/19/PL
DECISION TAKEN	That there will be no significant impacts on the environment and as such no further information is required to assess the environmental implications of the proposed variation of Condition 24 imposed under reference WA/22/15/OUT.
REASON FOR THE DECISION	Screening opinion required as proposed development will exceed the thresholds under Schedule 2, 10(b) of The Town and Country Planning (Environmental Impact Assessment) 2017. See attached screening opinion dated 22.03.2019 (also available under reference WA/1/19/PL).
ALTERNATIVE OPTIONS CONSIDERED OR REJECTED	N/A
ANY CONFLICT OF INTEREST DECLARED BY ANY MEMBER OF THE COUNCIL <i>Only needed if the decision is under an express authorisation</i>	No conflict of interests declared or identified.
NAME OF THE DECISION TAKER	Claire Potts
SIGNATURE	

This record to be maintained for six years or such period as statute requires with the relevant subject file



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

Tel: 01903 737500
email: planning@arun.gov.uk
www.arun.gov.uk

Mr J Richards
Dandara Ltd
KD Tower
Cotterells
Hemel Hempstead
HP1 1FW

22 March 2019

Please ask for:

David Easton
Strategic Development
Direct Line: 01903 737619

Our Ref: WA/1/19/PL

Dear Mr. Richards,

WA/1/19/PL – Land to the east of Fontwell Avenue, Fontwell
Variation of condition 24 following the grant of WA/22/15/OUT
(APP/C3810/V/16/3143095)

The above application is considered a new application for planning permission under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Therefore, where the development is listed under Schedule 1 or 2 of the Regulations and exceeds the threshold criteria specified in Column 2, the LPA must carry out a screening exercise and issue a screening opinion as to if an Environmental Impact Assessment (EIA) is necessary.

A screening opinion was originally issued in relation to the outline approval on the 12th February 2015 under reference PE/00043/15. This screening opinion concluded that the proposed development did not represent EIA development for the following reasons:

- The proposal is unlikely to cause significant pollution or nuisance which cannot be controlled outside of the EIA regulations;
- The site is not located within an environmentally sensitive location and no protective designations apply which could be affected by such development; and
- The likely impacts are unlikely to be of a scale or cumulative nature that would require a formal Environmental Impact Assessment as they can be adequately considered through the submission of stand-alone technical assessments.

The Local Planning Authority (LPA) considers this proposal (WA/1/19/PL) to constitute an Infrastructure Project (Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas) under section 10(b) of Schedule 2 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. Schedule 3 outlines the criteria to consider in determining whether development falling within Schedule 2 will require an EIA. The criteria include the characteristics of the development; the

environmental sensitivity of the location; and the types and characteristics of the potential impacts.

The screening opinion will now need to consider the proposal against Schedule 3 (Selection Criteria for Screening Schedule 2 Development) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Characteristics of development

The application site measures approximately 18ha in area with the site being generally flat. The application site is bordered to the north by existing residential properties which front onto Arundel Road. The western boundary is defined by mature trees with Fontwell Avenue providing vehicular links to the A27. The eastern boundary of the site features some mature trees with Wandleys Lane characterised by sporadic residential development. A large nursing home is situated to the south of the site with further residential development located further to the south.

The site benefits from outline planning permission for the construction of up to 400 dwellings with all matters reserved save for access under reference WA/22/15/OUT. The proposed variation of condition does not result in any additional significant impacts upon natural resources (land, soil, water and biodiversity), additional waste production, pollution, nuisance, risk of major accidents/disasters or human health beyond those originally considered in the original screening opinion issued under reference PE/00043/15.

Location of Development

As identified above the existing and approved land use for the site is residential development and as such the proposed variation is not considered to result in any additional impacts upon the established land use. The application site is a strategic allocation under policy H SP2c (SD6) of the Arun District Local Plan and Arun District Council (ADC) commissioned a "Habitat Regulations Assessment for the Arun Local Plan" the 'Stage 2 Report: Screening for Likely Significant Effects – April 2016' considered this site and concluded that there would be no significant effects alone or in combination with other development.

Therefore, it is considered that the impacts of the development upon the environmental sensitivity of geographical areas is unlikely to be of a scale or nature which would require a formal Environmental Impact Assessment.

Types and characteristics of the potential impacts

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

The proposals will not result in significant harm to the ecological interests and it is considered that appropriate mitigation can and has been employed in the determination of the original outline permission to respond to any localised harm to site integrity which may occur.

The site is not at risk of flooding, but it is located above a source protection zone. However, outline permission for the proposed development has already been granted and these matters were the subject of consideration in the determination of the original application. Appropriate conditions remain in place which will secure appropriately designed drainage features to mitigate any potentially adverse impacts.

The proposed development will result in an increase in vehicular and other modes of transport within the local area. However, it is not considered that this impact will be significant (in the context of the EIA Regulations) or long lasting. The proposed variation is accompanied by a

transport assessment which establishes that the extent of the impact beyond that previously considered in the EIA screening opinion is minor.

It is not considered that landscape impacts will be significant in the context of the EIA regulations. The surrounding landscape is generally flat and either urban (residential and commercial) or rural countryside. The retention of existing mature tree planting, appropriate landscaping and/or woodland planting to the boundaries of the site which adjoin with open countryside are likely to be sufficient to ensure that there is no significant or long-lasting impact on the wider landscape.

Cumulative effects

The NPPF under 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 identified under Schedule 3, 1 (b) that cumulation with other development and/or approved development must be considered. In this case it is considered that there are no other existing or approved developments which are relevant for the purposes of cumulative effects.

Conclusion

The proposal has been considered against the criteria specified under Schedule 3 (Selection Criteria for Screening Schedule 2 Development) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and having taken paragraph 024 (Reference ID: 4-024-20140306) of the NPPF into consideration.

It is concluded that the proposed amendment to the originally approved development does not result in significant impacts on the environment and as such no further information is required to assess the environmental implications of the amendment proposed. Therefore, an Environmental Impact Assessment is not necessary.

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact me.

Yours sincerely,



Claire Potts
Strategic Development Team Leader

Planning
Arun District Council

