

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

Our Ref: PLAN 1285

12 January 2022

Dear Mr Crowther

Applicant: LandQuest UK (Southern) Ltd
Site: Land West of Yapton Lane, Walberton
Proposal: Outline planning application with all matters reserved, other than means of access, for the construction of up to 48 dwellings (30% affordable homes) and dental /doctors' surgery (Use Class E (e))

Please find enclosed a completed electronic application for the above proposal. The application submission includes the following:

- Completed electronic application form with Certificate B
- Agricultural Land Assessment
- Arboricultural Impact Assessment
- Archaeology Report
- Ecological Assessment
- Flood Risk Assessment & Drainage Strategy
- Heritage Report
- Landscape Visual Impact Assessment
- Minerals Resource Assessment
- Noise Assessment
- Planning Design and Access Statement
- Transport Statement
- Application Drawings
 - Site Location Plan
 - Concept Layout
 - Illustrative through proposed access
- CIL Form 1

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that development that meets the thresholds set out at Schedule 2 of the Regulations should be screened so as to determine whether or not it comprises Environmental Impact Assessment (EIA) Development. In this instance, the development does fall under the description in Schedule 2, 10 (b) Urban Development Projects, which states:

- 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.

The development exceeds the indicative thresholds set out in the Regulations and is therefore deemed to be Schedule 2 development. Due to the scale of the development and it not being of more than local significance, it is not considered to be EIA Development for the purposes of the above quoted Regulations.

It is considered that the documents submitted in support of this application allow sufficient information for the Council to assess the likely effects of the proposal. We therefore request that the Council confirm this following receipt of the application and issue a Screening Opinion with 21 days of receipt of this application.

I hope that the submission is in order and I will look forward to receiving confirmation that the application is valid, however, should you require any further information, please do contact me on the number above.

Kind regards,

Peter Cleveland MRTPI
Partner, Head of Planning
Henry Adams LLP