

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

Our Ref: PLAN 1180

23 September 2020

Dear Mr Crowther

Applicant: David Wilson Homes
Site: Land West of Tye Lane, Walberton
Proposal: Outline planning application with all matters reserved, other than means of access, for the construction of up to 155 dwellings (30% affordable homes) and amendment to boundary of garden land to serve adjoining property

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 Survey and Constraints
- Archaeological / Heritage Desk Based Statement
- Desk Based Contamination Statement
- Design & Access Statement
- Flood Risk Assessment & Drainage Strategy
- Ecological Assessments
- Landscape Visual Impact Assessment
- Minerals Resource Assessment
- Planning Statement
- Transport Statement, including access drawing:
 - Drawing No. 041.0071.001 Revision A
- Walking, Cycling and Horse Riding Assessment and Review
- Travel Plan
- Application Drawings
 - Site Location Plan – Drawing No. LP.01 Rev. P3
 - Concept Masterplan – 01 Drawing No. CMP-01 Rev. P4
 - Constraints and Opportunities Plan – COP-01 Rev. P3
- 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.

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Town Planning ► Development Consultancy



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