

Land West of Bilsham Road, Yapton

Proposed Residential Development

Request for an EIA Screening Opinion

For

Landlink Estates Limited

Project Number:

13624

August 2021

Campbell Reith Hill LLP
Raven House
29 Linkfield Lane
Surrey

Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	19/07/2021	Draft for review	13684-CRH-XX-XX-RP-EN-0001_EIAScreening_D1.docx	DWS	DWS	DWS
D2	20/07/21	Draft for Client review	13684-CRH-XX-XX-RP-EN-0001_EIAScreening_D2.docx	DWS	DWS	DWS
F1	04/08/21	For submission	13684-CRH-XX-XX-RP-EN-0001_EIAScreening_F1.docx	DWS	DWS	DWS

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Document Details

Last saved	04/08/2021 10:29
Path	13684-CRH-XX-XX-RP-EN-0001_EIAScreening_F1.docx
Author	DWS
Project Partner	DWS
Project Number	13684
Project Name	Land West of Bilsham Road, Yapton

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1.0 INTRODUCTION

- 1.1. This report has been produced by CampbellReith on behalf of Landlink Estates Limited (the 'Applicant') to assist Arun District Council (ADC) in determining whether proposals for residential development (referred to as the Proposed Development), on Land West of Bilsham Road (the Application Site), would require an Environmental Impact Assessment (EIA) as defined within the Town and Country Planning (Environmental Impact Assessment Regulations) 2017 (the EIA Regulations), as amended.
- 1.2. The Applicant intends to submit a planning application to ADC for the Proposed Development in late summer 2021, comprising up to 200 dwellings, of which planning permission will be sought for approximately 30 dwellings in detail and approximately 170 dwellings in outline.
- 1.3. This report constitutes a formal request for an EIA Screening Opinion for the Proposed Development. There are no material limitations in survey data or assessments within the scope and context of this Request for an EIA Screening Opinion as a result of the COVID-19 pandemic.
- 1.4. In accordance with the procedure set out in the EIA Regulations, this request for an EIA Screening Opinion includes the following information:
 - A plan sufficient to identify the land;
 - A description of the location of the development, with particular regard to the sensitivity of the geographical areas likely to be affected;
 - A description of the development, including its physical characteristics;
 - A description of the aspects of the environment likely to be significantly affected by the development;
 - A description of the likely significant effects of the development on the environment resulting from expected residues and emissions, and the use of natural resources;
 - Conclusions on the potential of the development for significant environmental effects.
- 1.5. To assist ADC with this process, the checklist used by the National Planning Casework Unit and the Planning Inspectorate when screening for EIA has been used within Chapter 6.0 of this document.

2.0 APPLICATION SITE DESCRIPTION

- 2.1. The Application Site is on the southern side of Yapton, approximately 4 kilometres to the west of Littlehampton. The planning authority is ADC but West Sussex County Council (WSCC) has responsibility for relevant functions, including Highways and Lead Local Flood Authority (LLFA).
- 2.2. The Application Site comprises approximately 12 hectares of land, and is located to the west of the B2132 Bilsham Road. The nearest postcode for the site is BN18 0LA and the National Grid Reference for the approximate centre of the Application Site is 497488, 102433. The geographical context of the Application Site is shown in **Appendix 1**, with an aerial image shown in **Figure 1** below.



Figure 1: Extent of the Application Site

- 2.3. The Application Site is currently two agricultural fields with no known history of built development.
- 2.4. The topography of the Application Site is influenced by the presence of an ordinary watercourse (the Ryebank Rife) that passes approximately north-south through it. Topographical survey data indicates a high point along the northern boundary of the Application Site, with levels falling predominantly towards the south and the watercourse. Existing ground levels range from approximately 6.50 metres Above Ordnance Datum (AOD) to 1.60 metres AOD (lowest level is the base of the Rife). Levels of the land within the wider area surrounding the Application Site are comparable to those within it.
- 2.5. The Application Site is approximately square in shape and is bound on its eastern side by Bilsham Road. The southern and western boundaries of the Application Site comprise field edges and hedgerows, whilst the northern boundary is with land for which planning permission has been granted for residential-led development (Local Plan Site SD7).

- 2.6. Land surrounding the Application Site is characterised by the settlement of Yapton and Burndell to the north/north-east and agricultural land to the east / south. Land to the west of the Application Site is also predominantly agricultural but also includes an irrigation reservoir and solar renewable energy development.

Access

- 2.7. Vehicular access to the Application Site is limited to agricultural traffic from a field entrance along the eastern boundary onto Bilsham Road, opposite Taylors Close. There is no specific public access to the Application Site.
- 2.8. Adjacent to the Application Site, there are bus stops on Bilsham Road, close to its junction with Taylors Close (Lambs Cottages). Bus route 700 runs along Bilsham Road and provides connections to Bognor Regis, Chichester and Littlehampton. This service is understood to be approximately hourly.

Designated Areas

- 2.9. There are no statutory designated sites for nature conservation on or within 2 kilometres of the Application Site. The closest nationally-designated site is the Felpham Site of Special Scientific Interest (SSSI), located approximately 3.6 kilometres to the south-west; this is a geological SSSI. In addition, the Climping Beach SSSI is approximately 4 kilometres to the south-east and comprises a vegetated shingle beach, sand dune and intertidal zone supporting important wintering bird populations and an internationally-important population of wintering sanderling.
- 2.10. The closest internationally-designated sites are the Duncton to Bignor Escarpment Special Area of Conservation (SAC) and SSSI (approximately 10.3 kilometres north), and the Pagham Harbour Special Protection Area (SPA) / Ramsar Site / SSSI, which is approximately 10.5 kilometres south-west. Additional internationally-designated sites in the vicinity of the Application Site include:
- The Arun Valley SPA/Ramsar/SAC/SSSI – approximately 11.7 kilometres north-east;
 - The Solent Maritime SAC approximately 13.5 kilometres west;
 - The Langstone and Chichester Harbour SPA/Ramsar/SSSI approximately 13.5 kilometres west;
 - The Kingley Vale SAC/SSSI approximately 16.7 kilometres north-west.
- 2.11. With respect to local designations, West Beach Local Nature Reserve (LNR) is within the Climping Beach SSSI (approximately 4 kilometres south-east of the Application Site) and the Bersted Brooks LNR is approximately 3.75 kilometres to the south-west.
- 2.12. The Chichester Harbour Area of Outstanding Natural Beauty (AONB) is approximately 13 kilometres to the west of the Application Site.
- 2.13. There are no known Tree Preservation Orders (TPOs) present on Application Site.

Landscape and Visual

- 2.14. The Application Site is on the southern edge of Yapton and is not within any areas designated for their landscape interest. It is relatively open and views of the Application Site can be gained from Bilsham Road and sections of Bilsham Lane. There are a small number of residential properties overlooking the Application Site on the eastern side of Bilsham Road and there are Public Rights of Way (PRoW) along the western boundary (Path 156-1) and part of the southern boundary

(Path 148-1). There will be existing views of the Application Site from some residential properties along The Millers and Gladstone Road, to the north of the Application Site, however these views are likely to be obscured by the approved residential development immediately north of the Application Site. When that development is complete, it will introduce new residential receptors that will overlook the Application Site.

Heritage

- 2.15. The closest Scheduled Monument to the Application Site is the medieval earthworks east and south-east of St Mary's Church, approximately 2.5 kilometres to the east of the Application Site.
- 2.16. There are no Listed Buildings on the Application Site. The closest Listed Building to the Application Site is the Grade II-listed Hobbs Farmhouse, which is approximately 230 metres to the south-east. There are three additional Grade II listed buildings along Bilsham Lane:
- Bilsham Manor and Manor Cottage - approximately 300 metres south;
 - The Chapel – approximately 313 metres south;
 - Old Bilsham Farmhouse – approximately 360 metres south-west.
- 2.17. There is a group of Grade II listed buildings either side of Main Road and North End Road in Yapton (approximately 650 metres to the north of the Application Site) and the Parish Church of St Mary approximately 1.12 kilometres to the north-east is Grade I listed. These listed buildings are within the Yapton Main Road and Church Lane Conservation Area.

Water Management and Flood Risk

- 2.18. The Ryebank Rife is an existing ordinary watercourse, flowing down the centre of the Application Site from the northern to the southern boundary and it is anticipated that the watercourse eventually outfalls downstream into the main river course approximately 650 metres south of the Application Site. Topographical survey identified a further ordinary watercourse running along the western boundary of the Application Site, discharging further up the main watercourse to the south.
- 2.19. The Application Site lies predominantly within Flood Zone 1, which is the lowest probability of flooding but there are discrete areas of the Application Site along the Rife that are recorded as being within Flood Zones 2 and 3.

Geology, hydrogeology and ground conditions

- 2.20. The British Geological Survey (BGS) map sheet 317/332 for Chichester and Bognor indicates the Application Site comprises superficial deposits of Aeolian Brickearth over Upper Chalk Formation. The Aeolian Brickearth deposits as described as comprising 'mainly silt in part contaminated with gravel'.
- 2.21. The BGS Geo Index Onshore mapping data suggests the Application Site comprises River Terrace Gravels of sand, silt and clay over 'Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (Undifferentiated)'.
- 2.22. A borehole record just southwest of Application Site (REF: SU90SE30) encountered Brickearth of brown mottled grey silty clay to 2.4 metres below ground level (bgl) overlying 1.6 metre thickness of raised beach deposits comprising very sandy chalk silt with chalk and some flint pebbles. The chalk bedrock was encountered at 4.0 metres bgl. Two other borehole records roughly 750 metres

northwest (REF: SU90SE29) and 1 kilometre west (REF: SU90SE26) recorded similar strata with chalk bedrock from 4.0 metres at both locations. No groundwater was recorded during the excavation of this borehole.

- 2.23. The Application Site is not located within a Source Protection Zone (SPZ) but is situated above a Principal Aquifer. The superficial deposits are classified as a Secondary A Aquifer. The groundwater vulnerability for the site is Medium to High. Groundwater monitoring was undertaken in June 2021 and the groundwater levels beneath the Application Site are shown to range from 1.2 to 2.4 metres bgl.
- 2.24. Whilst the specific Agricultural Land Classification of the Application Site is not known, the majority of the surrounding agricultural land is understood to be within the 'Best and Most Versatile' criteria (Grades 1, 2 and 3a). As such it is envisaged that the Application Site could also be within the 'Best and Most Versatile' criteria.

3.0 THE PROPOSED DEVELOPMENT

- 3.1. The Proposed Development will comprise up to 200 residential dwellings. It is envisaged that the new dwellings will be predominantly two-storey, with a development density comparable to nearby residential areas of Yapton.
- 3.2. Vehicular access will be via a new priority junction onto Bilsham Road and it is envisaged that there will be other pedestrian/cycle access points on other boundaries. The dwellings for which detailed planning permission will be sought, as part of the hybrid application, are likely to be located along the eastern boundary.
- 3.3. The Proposed Development will be supported by a landscape strategy that integrates existing features such as the Rife corridor and this will be developed in conjunction with the surface water drainage strategy for the Application Site to optimise potential for multi-functional benefits. In addition to on-site landscaping, it is envisaged that there will be additional off-site landscape planting on land within the control of the Applicant to protect the visual amenity and setting of the Listed Buildings to the south and south-east, and to provide further benefits in terms of amenity and biodiversity net gain.
- 3.4. The prevailing geology suggests that infiltration will not form a significant part of the surface water drainage strategy. Where infiltration is not feasible, the drainage strategy will seek to attenuate storm water flows as close to the source as possible using a range of Sustainable Drainage Systems (SuDS) prior to controlled discharge either to the Rife.
- 3.5. It is envisaged that the Proposed Development will include a range of public open spaces and amenity spaces including a Locally-Equipped Area of Play (LEAP), a Neighbourhood Equipped Area of Play (NEAP).

4.0 APPLYING THE SCREENING PROCESS

- 4.1. The EIA Regulations apply to certain types of development that may have significant effects on the environment. Various development types are categorised in the EIA Regulations as Schedule 1 or Schedule 2 developments; the nature of the proposals, their location, and their scale being the determining factors, as to whether they are likely to have significant environmental effects.
- 4.2. Developments of a type described in Schedule 1, and those of a type described in Schedule 2 that are likely to have significant environmental effects, are termed 'EIA developments'. Planning applications for such developments have to be accompanied by an Environmental Statement (ES) prepared in accordance with the EIA Regulations.
- 4.3. Screening is the term applied to the process of determining if a development should be categorised as an EIA development.
- 4.4. The first stage of the EIA screening process is to determine whether the development proposals are of a type described under Schedule 1 or Schedule 2. Development described under Schedule 1 must be subject to EIA. Development described under Schedule 2 may be EIA development, depending on whether it is likely to have significant effects on the environment.
- 4.5. In the case of Schedule 1 projects, EIA is only intended to be required for a small number of development proposals where significant environmental effects are likely. Within Schedule 1 of the EIA Regulations, there are a range of major projects for which EIA is mandatory.
- 4.6. In the case of Schedule 2 projects, the location of the development must be examined to determine if it is in a sensitive area. This is defined in the EIA Regulations as including SSSIs, national parks, AONBs, world heritage sites, and scheduled monuments. If the Application Site is classed as being within a sensitive area and the proposals are likely to have significant effects on the environment, then the development is an EIA development and an ES is required.
- 4.7. If the development is not in a sensitive area, the next stage in the screening process is to assess whether the development proposals exceed or meet any of the applicable thresholds and criteria for that particular type / class of development. These thresholds and criteria are related to the attributes (e.g. size of the Application Site, production / output, capacity of a facility) of a type of development, and not exceeding or meeting them is a strong indication that an EIA is not required¹.
- 4.8. If the development exceeds or meets any of the applicable thresholds and criteria, then it is termed a Schedule 2 development, and the next stage is to assess if it is likely to have significant effects on the environment.
- 4.9. This Request for an EIA Screening Opinion follows the above screening process as it applies to this Proposed Development, to assist ADC in determining whether it is an EIA development, and so requires the preparation of an ES to accompany any planning application. The flow chart from the EIA Planning Practice Guidance (PPG) (2014, as amended 2020) has been used as a guide to the various stages of the process.

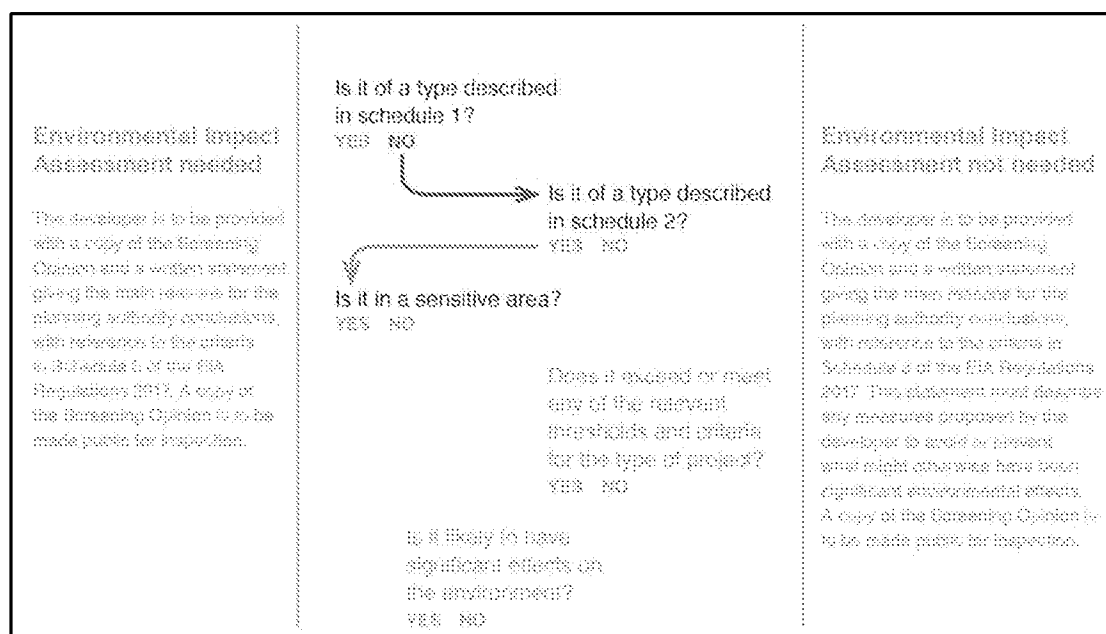
¹ Regulation 5(7) of the EIA Regulations enables the Secretary of State to direct that a development described in Schedule 2 is EIA development even if it falls below the exclusive thresholds. The local authority or a member of the public is able to make a request to the Secretary of State for such a direction.

EIA Schedule 1

- 4.10. The Proposed Development is not listed under Schedule 1 of the EIA Regulations. Therefore, the requirement for EIA is not mandatory.

EIA Schedule 2

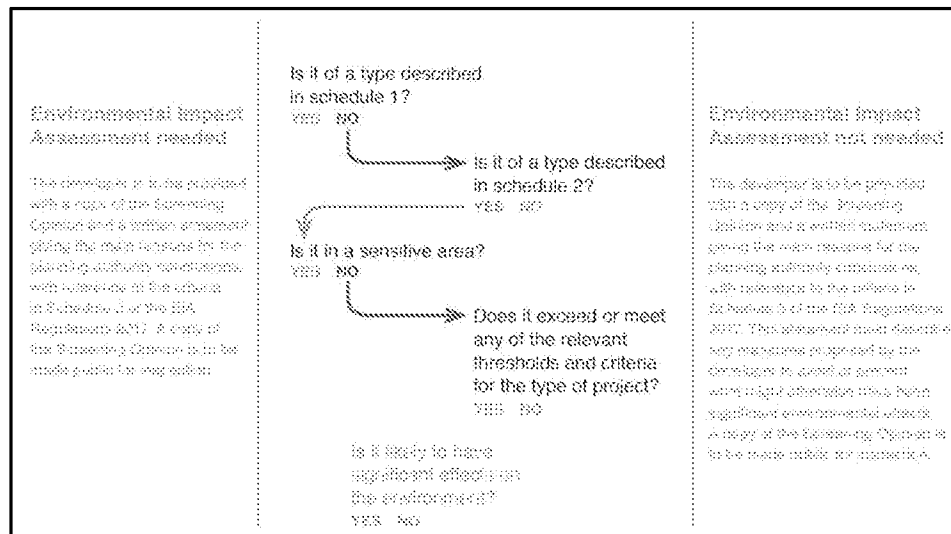
- 4.11. If the development does not fall within Schedule 1 of the EIA Regulations, it may be described under Schedule 2. Where development is of a type described in Schedule 2, an EIA is more likely to be required if the site is located in a sensitive area, or the scale of the development meets or exceeds the applicable threshold.
- 4.12. Whilst there is not a specific type of development listed within Schedule 2 of the EIA Regulations covering the nature of the works proposed within the Application Site, by virtue of the broad scope and purpose of the EIA Regulations, section 10 *Infrastructure Projects*, and specifically section 10(b) *Urban Development Projects* is commonly considered to apply. The Proposed Development is therefore considered to be of a type described within Schedule 2.



Sensitive areas

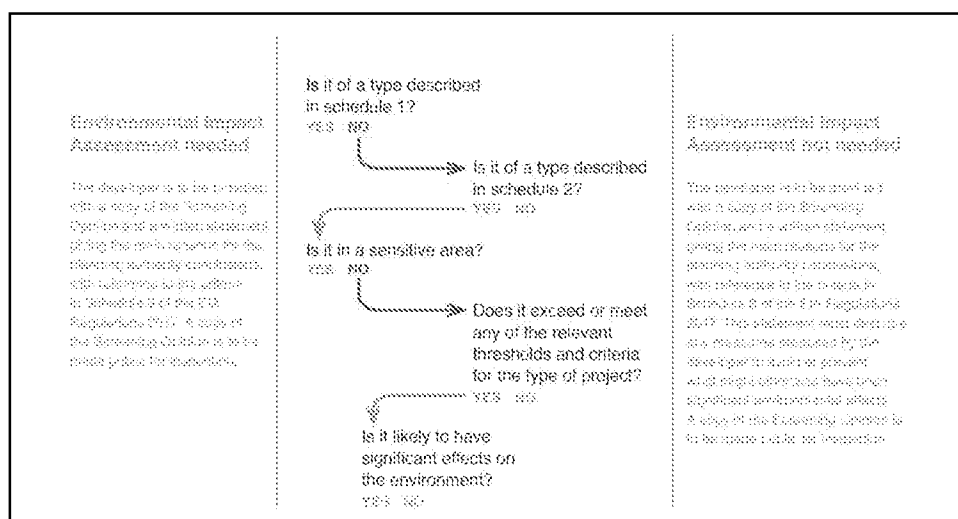
- 4.13. Where a development is listed under Schedule 2, the next stage is to identify whether the Proposed Development is located in a 'sensitive area'. Sensitive areas defined in the EIA Regulations include:
- Sites of Special Scientific Interest (SSSIs);
 - Land under nature conservation orders and international conservation sites;
 - National Parks (including the Broads);
 - Areas of Outstanding Natural Beauty;
 - World Heritage Sites;
 - Scheduled Monuments.

- 4.14. The Application Site is not located within a 'sensitive area', as defined in the EIA Regulations. The requirement for EIA must now consider whether the Proposed Development exceeds applicable thresholds within Schedule 2 and is likely to have significant effects on the environment.



Applicable thresholds

- 4.15. With respect to section 10(b) of Schedule 2, the relevant thresholds are:
- (i) "Development includes more than 1 hectare of urban development which is not dwellinghouse development; or
 - (ii) The development includes more than 150 dwellings; or
 - (iii) The overall area of the development exceeds 5 hectares.
- 4.16. The Proposed Development will be above two of the thresholds. The determination of whether EIA would be required for the Proposed Development will therefore rest on the likelihood of significant environmental effects. The potential for significant effects is considered in the next section, in order to provide a robust assessment to inform the ADC decision.



5.0 POTENTIAL ENVIRONMENTAL ISSUES

- 5.1. The EIA PPG provides further guidance and indicative thresholds on the potential for different forms of development to result in significant environmental effects.
- 5.2. With respect to section 10(b) of Schedule 2, the guidance suggests that EIA is more likely to be required on sites that have not previously been intensively developed if the area of the scheme is:

'more than 5 hectares; it would provide more than 10,000m² of new commercial floorspace; or the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings)'

- 5.3. The guidance indicates that the key issues to consider with respect to the potential for EIA to be required are the physical scale of such developments, potential increase in traffic, emissions and noise. The remainder of this report considers the specific context of the Application Site and the likelihood of significant impacts with the Proposed Development.

Traffic and transport

- 5.4. During the construction phase, the Proposed Development will increase the number of daily traffic movements on roads in the vicinity of the Application Site, however these traffic movements will be temporary and over a relatively short period of time. The proposed scale of development will enable the magnitude of construction traffic flows during construction to remain within daily variation on surrounding roads and as such is not considered to have the potential for significant impacts on the local road network. Consideration of construction traffic management will be outlined within a Construction Environmental Management Plan (CEMP) and / or a Construction Traffic Management Plan to be agreed with the planning authority and highway authority prior to the commencement of development.
- 5.5. Once operational, the Proposed Development will generate additional vehicular movements and is likely to increase the demand for public transport, however it is considered that the local road network has capacity for the additional traffic flows generated and that the additional patronage for public transport could support existing services.
- 5.6. A Transport Assessment and Framework Travel Plan will be prepared and submitted alongside the planning application. Taking account of the existing highway network, planned network upgrades and the scale of Proposed Development, it is not anticipated that the Proposed Development would generate significant adverse effects for traffic and transport.

Noise

- 5.7. The construction phase of the Proposed Development will create a new source of noise, although the scale of the Proposed Development is such that this will be a temporary source over a relatively short period of time. The closest residential receptors to the Application Site are located on the opposite sides of Bilsham Road and there will be new residential receptors introduced through the implementation of the approved residential development immediately north of the Application Site. Despite the close proximity of receptors to the Application Site, it is considered that construction noise impacts can be appropriately controlled using best practice construction techniques set out within an outline CEMP, and planning conditions (e.g. limiting hours of working). For these reasons, significant construction noise impacts are not considered likely.

- 5.8. The nature of the operational phase of the Proposed Development is such that there will be no envisaged unusual significant noise sources and any noise will be consistent with the character of the existing local land uses. Therefore, with no significant sources associated with the operational phase of the redevelopment, and the temporary nature any such noise arising on site, significant noise impact from the Proposed Development is not considered likely.

Air Quality

- 5.9. The Proposed Development has the potential to influence air quality on and in the vicinity of the Application Site through increases in road traffic movements during the construction/operation phases and through dust emissions during construction activities (dust and PM₁₀).
- 5.10. Dust emissions during construction can typically affect receptors within approximately 200 metres of the source. There are a number of sensitive receptors in the vicinity of the Application Site that could be affected by dust emissions including those along Bilsham Lane and those in the southern areas of Yapton to the north and north-east of the Application Site. During the construction phase of the Proposed Development, the impact of dust emissions associated with earthworks, construction and track-out can be effectively mitigated through the implementation of commonly applied measures within a Dust Management Plan, such as those specified within Institute of Air Quality Management (IAQM) guidance. An outline CEMP secured under a planning condition would detail specific measures to minimise the potential for dust generation through the construction phase, along with measures to control any dust emissions resulting from construction activities within the Application Site and construction traffic. On this basis construction-phase dust impacts are not envisaged to be significant.
- 5.11. By virtue of the scale and nature of the Proposed Development, it is not expected that there will be any significant effects during the operational phase with regards to dust emissions.
- 5.12. The existing background air quality on and in the vicinity of the Application Site is considered to be relatively good. DEFRA background pollutant mapping for 2018 (uk-air.defra.gov.uk/data/laqm-background-maps?year=2018) for the grid reference closest to the centre of the Application Site (497500, 102500) suggests that annual average concentrations of nitrogen dioxide (8.9 µg/m³) and particulates (14.4 µg/m³ as PM₁₀) are well below the applicable UK Air Quality Objective of 40 µg/m³. Receptors in the vicinity of the Application Site are therefore not considered to be subject to high levels of air pollution. Post-construction, the envisaged changes in road traffic movements compared to the baseline are not likely to result in significant changes in emissions of NO₂ and PM₁₀ from road traffic and air quality on and within the vicinity of the Application Site would remain some way below the annual-average UK Air Quality Objectives. For these reasons, no significant air quality effects are likely.

Ecology and biodiversity

- 5.13. Habitats on the Application Site comprise agricultural land, the watercourse corridor and boundary hedgerows and trees. These habitats are considered to be common and widespread to the local area and are likely to be of no more than low (local) ecological value.
- 5.14. The Application Site does not lie within any statutory sites designated for nature conservation, and there are none within 2 kilometres. It is not known to be within any other impact zone for designated sites.
- 5.15. The majority of ecological potential within the Application Site is envisaged to be associated with the boundary vegetation and watercourse corridor, and these habitat features will be retained

and enhanced. The likely point of vehicular access will be in the north-eastern corner of the Application Site onto Bilsham Road and this part of the boundary currently has limited mature vegetation. There is limited vegetation elsewhere within the Application Site. The planning application will be supported by a Phase 1 Habitat Survey / Preliminary Ecological Appraisal and relevant species-specific ecological surveys. In addition to informing the masterplan for the Proposed Development, these surveys will determine any mitigation measures required during the construction phase in order to minimise potential adverse effects. Taking this into consideration, no significant effects to protected species are considered likely.

- 5.16. The Proposed Development will comprise areas of public open greenspace suitable for recreational use including dog walking. Appropriate site enhancement will be identified in terms of habitat creation including native species and future management for the benefit of biodiversity. The application will furthermore demonstrate how the site layout and design principles will contribute to a coherent ecological network and will achieve biodiversity net gain.
- 5.17. With the implementation of appropriate mitigation, no significant impacts are anticipated on ecology and biodiversity for the construction and operational phases of the Proposed Development.

Contamination, ground conditions and soils

- 5.18. A Ground Conditions Desk Based Assessment has been undertaken and will be submitted as part of the planning application. The Application Site has not been previously developed. Due to its previous and current land use for arable agriculture, there is some limited potential for contamination associated with this use (e.g. pesticides and herbicides). During the construction phase, utilisation of standard Personal Protective Equipment (PPE) by ground workers will mitigate potential contact with chemicals that may be present within soils on the Application Site. No significant ground conditions effects are likely during this phase.
- 5.19. There will be substances used during the construction process that have the potential to contaminate the ground (e.g. fuels and lubricants) but the application of good-practice mitigation measures within the area of construction works (through the outline CEMP) will limit the potential for adverse effects in this respect. Due to the nature of the Proposed Development the potential for significant ground conditions effects is unlikely during this phase.
- 5.20. During the operational phase of the Proposed Development, whilst new classes of receptor would be introduced to the Application Site, because there are no envisaged sources of existing contamination and no significant sources of potential new contamination, this is not likely to be a significant impact.
- 5.21. The specific agricultural land classification of the Application Site is not known but available published information on adjacent farmland suggests that it may be within the 'best and most versatile' (BMV) classifications (Grades 1 to 3a). Whilst loss of approximately 12 hectares of BMV would be significant at a site-level, it is below the 20-hectare threshold requiring consultation with Natural England and when compared to the available BMV land at district and county level, this loss will represent a very small percentage and would not be considered to be significant. There is potential for retention and beneficial re-use of the soil resource within the Application Site and impacts to the soil resource will be minimised through appropriate materials handling, implemented via a soil resource management plan.

Flood risk and water management

- 5.22. The Application Site is predominantly located within Flood Zone 1.
- 5.23. All construction projects have the potential to increase the risk of contamination to the water environment through leaks and spills, however these risks can be effectively controlled through the implementation of good construction practice (e.g. as set out in the EA Pollution Prevention Guidance) and implemented through the CEMP.
- 5.24. During operation, a mixture of new impermeable surfaces will be present within the Application Site, and to ensure that there is no likelihood of increasing the flood risk on or off the Application Site, a Surface Water Drainage Strategy will be implemented incorporating Sustainable Drainage Systems (SuDS). There will be a requirement for this strategy to demonstrate that the Proposed Development can capture and attenuate all storm water flows up to 1:100 year event plus climate change and discharge this at a controlled rate such that there is no increase in the risk of on or off-site flooding.
- 5.25. Taking the above into consideration, it is therefore envisaged there will be no significant effects in relation to flood risk and water management. A Flood Risk Assessment and Drainage Strategy will be submitted as part of the planning application for the Proposed Development.

Landscape / townscape and visual impact

- 5.26. In common with all built development on land that has not been previously-intensively used, the Proposed Development has the potential to give rise to environmental effects on landscape and visual amenity during the construction and operational phases.
- 5.27. Construction activities will be temporary and short term, and are likely to affect the residential receptors within the immediate vicinity of the Application Site, people using the adjacent Rights of Way and drivers/cyclists on Bilsham Road / Bilsham Lane. For some receptors overlooking the Application Site, the Proposed Development would materially change views during the construction and initial operational phases, however proposed landscape planting would screen and filter views of the built residential development.
- 5.28. There will be a change in the majority of the landscape character of the Application Site from open arable fields to a residential-led development. This will be a permanent, direct effect, however the Proposed Development will introduce new landscape features and will be set within the context of a landscape strategy both on-site and off-site. These 'primary' (on-site) mitigation measures will be embedded within the Proposed Development and will help to integrate it into the surrounding landscape and to minimise any potential visual and landscape impacts. Any additional 'secondary' (off-site) mitigation measures to minimise impacts on landscape will be detailed within a Landscape and Visual Impact Assessment, which will be prepared and submitted alongside the planning application.
- 5.29. It is considered that once the proposed landscape strategy has been implemented and landscape planting has established, the Proposed Development would not have a significant effect on landscape character or an unacceptable change in views.

Cultural heritage

- 5.30. The Proposed Development has the potential to interact with below and above ground heritage assets.

- 5.31. The Application Site is not known to be within an area of archaeological importance and due to previous farming uses and ploughing activities, it is likely that any archaeological deposits may have previously been disturbed or truncated. During the construction phase, activities associated with ground disturbance have the potential to result in the complete or partial removal of any hitherto unknown archaeological remains.
- 5.32. Whilst no significant archaeological impacts are likely, the potential for unknown archaeological remains can be appropriately mitigated through the submission of a Written Scheme of Investigation to the LPA Archaeological Advisor, and subsequent implementation of agreed archaeological assessment prior to commencement of development under an appropriate planning condition. The nature of the Proposed Development is such that post-construction, there would be no further potential to affect below ground archaeology.
- 5.33. There are no built historic assets or heritage destinations on or adjacent to the Application Site and it is not located within a conservation area, although there are four Grade II Listed Buildings within 360 metres of the southern boundary of the Application Site. The landscape strategy to be submitted as part of the planning application will include appropriate strategic landscape planting between the Application Site and these listed buildings, on land within the control of the Applicant, to protect their visual amenity and setting.
- 5.34. Other heritage assets to the north within Yapton, including the Grade I Listed Church and Conservation Areas are considered to be located sufficiently far from the Application Site, with intervening modern development, that the Proposed Development would not be likely to affect their setting or significance.
- 5.35. The Proposed Development would have no direct effect on built heritage assets during the construction and operational phase, and because of a combination of distance and existing screening from built development and vegetation, along with proposed off-site landscape planting to protect the visual amenity and setting of the listed buildings south of the Application Site, no significant effects on the setting of heritage assets are considered likely.

Socio-economic

- 5.36. The Proposed Development may have a number of direct and indirect effects on the neighbouring communities as a result of the new residential development, primarily through changes in population and demand for community services such as education, health care and community facilities. It is envisaged that there would be requirements under legal agreement for provision of proportional developer contributions to off-site provision of community facilities.
- 5.37. The Proposed Development will also provide some local employment opportunities during its construction. Whilst this construction and post-construction employment will be locally important, when numerically-compared to unemployment at district and county level this would not represent a significant beneficial impact in EIA terms.
- 5.38. Taking the above into consideration, it is not anticipated that the Proposed Development would result in a significant effect on socio-economics and community.

Human health

- 5.39. The scale and nature of the Proposed Development is such that there will be no potential for significant human health effects. Potential implications of the Proposed Development for air quality and noise have been discussed in preceding sections of this report.

Climate

- 5.40. The scale and nature of the Proposed Development is such that there will be no significant climate effects as a result. Appropriate consideration of the predicted effects of climate change will be given within respective specialist assessments prepared as part of the planning application for the site (e.g. flood risk assessment, biodiversity gain, landscape strategy and traffic/transport).

6.0 EIA SCREENING CHECKLIST

- 6.1. To assist ADC in its determination whether the Proposed Development is likely to have significant effects on the environment, this chapter includes the EIA checklist used by the National Planning Casework Unit and the Planning Inspectorate when screening for EIA.
- 6.2. This checklist has been transposed from the Planning Portal, and the questions answered based on the current understanding of the local environment, and the Proposed Development, as described in Chapter 3.0 of this report.

Question	Likely/Unlikely and rationale	Is a significant effect likely? ²
Natural Resources		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Unlikely There will be a change in land use but the Proposed Development will not materially change the topography of the Application Site.	Not significant The Proposed Development will not have a significant physical impact on topography.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Likely Energy and materials will be used in the construction of the Proposed Development but once operational, the demand for energy and resources will be commensurate with a development of this nature.	Not significant Materials used are not in short supply and most components can be recycled on decommissioning.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Unlikely No such important resources are known to exist.	No impact predicted Not applicable.
Waste		
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Likely Waste will be produced during the construction phase of the project. During operation, the Proposed Development will produce various (non-hazardous) municipal waste from daily operations.	Not significant Waste generated during the construction phase will be managed in accordance with good construction practice, using the waste management hierarchy . All municipal solid waste will be dealt with as appropriate and as necessary in accordance with the prevailing methods of collection and recycling employed by the waste collection authority.
Pollution and nuisances		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Unlikely Pollutants that might be released to air would be exhaust emissions from the vehicles moving to, from and within the Application Site. Subject to the	Not significant Impacts are not expected to be adverse or significant and would not be expected to result in any significant changes to background concentrations. Concentrations of key pollutants would remain

² If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in **bold**.

	chosen energy strategy, it is likely that there will be emissions associated with use of domestic boilers.	substantially below the respective annual average UK Air Quality Standards.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Likely Temporary noise impacts are likely during construction.	Not significant Construction noise impacts will be temporary and controllable to industry standards through the implementation of a Construction Environmental Management Plan . No significant increase in noise or light pollution is envisaged.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Unlikely The nature of the Proposed Development is such that there is low potential for substances that could cause the contamination of controlled waters. The proposed surface water management will include appropriate pollution control.	Not significant The potential for impacts from contamination during the construction phase can be appropriately managed through a CEMP to be agreed with the planning authority under a planning condition. The residential nature of the Proposed Development is such that there will not be significant potential for new sources of contamination and the surface water drainage design will include appropriate management for contaminated runoff from roads or parking areas within the Application Site.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Unlikely None are known.	No impact predicted Not applicable.
Population and Human Health		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	Unlikely The Proposed Development is not known to be at risk of major accidents. As with any construction site, there is the potential for accidents.	Not Significant Appropriate health and safety procedures will be deployed to ensure site operatives and visitors to the Application Site are safeguarded during construction. Adherence to prevailing best practice guidance will minimise potential for adverse environmental effects during construction.
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	Unlikely The characteristics of the Proposed Development are not likely to involve any substances that are harmful to human health or that could be perceived as a risk to human health.	No impact predicted Not applicable.

Water Resources		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Likely Whilst there are surface water features within and adjacent to the Application Site and there is an aquifer within the Application Site, the scale and nature of the Proposed Development compared to the baseline are such that that these are unlikely to be adversely affected by the Proposed Development. Surface water management will require a Flood Risk Assessment and this will include appropriate controlled discharge rates.	Not significant The nature and scale of Proposed Development are such that there will be no potential for significant interaction with controlled waters.
Biodiversity (Species and Habitats)		
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	Unlikely There are no known areas of this nature within the vicinity of the Application Site	Not significant The Proposed Development is sufficiently distant from designated and ecologically-sensitive areas that there will be no likely significant effects.
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Likely The Application Site and its surrounding area have the potential to be used by protected species.	Not significant Appropriate surveys and assessments will be undertaken and submitted as part of the planning application. Details where appropriate to ensure that sensitive flora or fauna are protected from any potential harm during the construction phase, will be detailed within a CEMP secured under a planning condition. With appropriate mitigation in place, no significant effects are anticipated.
Landscape and Visual		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected	Unlikely There are no areas or features of high landscape or scenic value on or within the immediate vicinity of the Proposed Development.	Not significant No significant effects are anticipated.

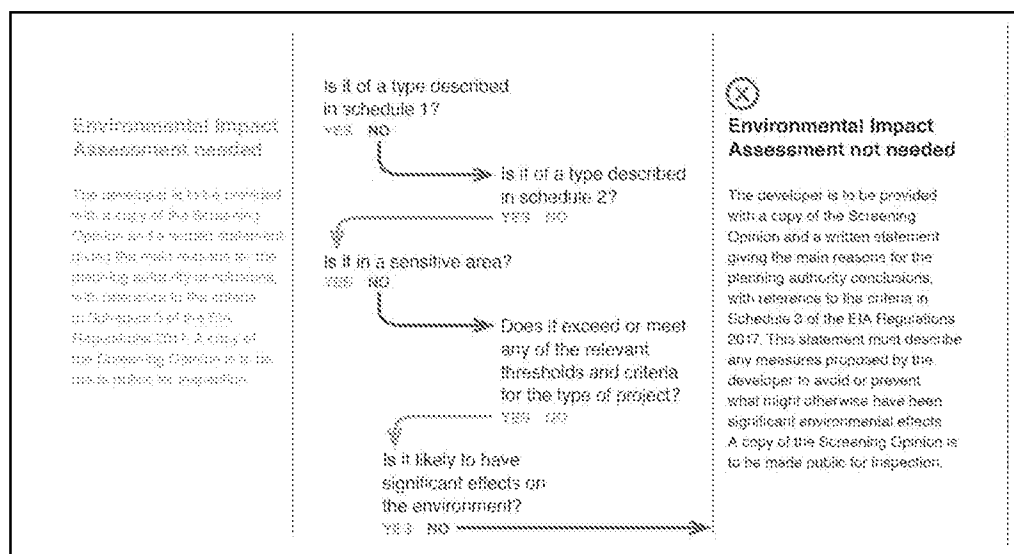
by the project? Where designated indicate level of designation (international, national, regional or local).		
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?).	Likely The Application Site lies within a semi-rural area on the southern edge of Yapton. It is relatively open and the Application Site is visible from the immediate adjacent residential dwellings, adjacent highways and Rights of Way.	Not Significant The location and nature of the Proposed Development is such that views into and from the Application Site will remain comparable with the baseline until landscape planting becomes established. Any impacts on views will be short term and temporary whilst the mitigation in the form of boundary planting becomes more established.
Cultural Heritage and Archaeology		
8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level.	Likely There are built heritage assets in proximity to the Application Site and therefore the Proposed Development has the potential to influence the setting of these if unmitigated.	Not significant There will be no direct effect on any of the identified built heritage assets or any significant effect on the setting of such assets within Yapton. Primary mitigation in the form of strategic landscape planting is proposed between the Proposed Development and the closest listed buildings to the south to protect their setting. There is no known archaeological sensitivity associated with the Application Site and it is envisaged that where pre-commencement archaeological assessment is required, this can be secured through an appropriately worded planning condition.
Transport and Access		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Likely Roads surrounding the Application Site are widely used by vehicles but have limited pedestrian facilities such as footways and street lighting. There are Rights of Way along the western and southern boundaries of the Application Site	Not significant The Proposed Development is considered unlikely to affect the use of routes by the public for access to recreational or other facilities. Existing Rights of Way will be retained and connections to them from within the Proposed Development will be included.
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Unlikely There are no known congestion issues associated with the highways close to the Application Site that could be adversely affected by the Proposed Development.	No impact predicted Not applicable.
Land Use		
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce,	Unlikely Surrounding land use is predominantly residential to the north and east and agricultural/horticultural	Not significant The nature of the Proposed Development is not anticipated to have any adverse effects on the surrounding/adjacent land uses.

farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	to the west and south. The Proposed Development is not considered likely to affect current land uses in the vicinity of the Application Site.	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely There are no known plans for future land uses that could be affected by the Proposed Development. Whilst there are extant planning permissions for residential development north of the Application Site in Yapton, the Proposed Development is considered to be compatible with these land uses.	No impact predicted Not applicable.
Land Stability and Climate		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	Unlikely The area is not known to be susceptible to the aforementioned conditions.	No impact predicted Not applicable
Cumulative Effects		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Likely There are other residential developments in the vicinity of the Application Site that could lead to cumulative effects.	Not significant The Proposed Development will consider the cumulative impacts associated with developments within the vicinity of the Application Site through the various assessments submitted to support the planning application (e.g. LVIA and TA). Where cumulative developments are already approved, it is envisaged that there will be appropriate controls over construction phase through planning conditions (e.g. construction traffic routing, working hours, dust management and management of noise) and that comparable controls would be applicable to the Proposed Development, if approved. No significant cumulative effects are likely.
Transboundary effects		
13.1 Is the project likely to lead to transboundary effects?	Unlikely The nature and scale of the Proposed Development is such that the likelihood of transboundary effects is negligible.	No impact predicted Not applicable

7.0 SUMMARY AND CONCLUSION

Summary

- 7.1. Having examined the potential key issues and the relevant criteria from the EIA Regulations and guidance from the PPG, it is considered that the Proposed Development will not have the potential to generate significant environmental effects, and hence is not a development for which EIA should be required.



Conclusion

- 7.2. Landlink Estates Limited is formally requesting an EIA screening opinion from ADC to determine whether the Proposed Development constitutes an EIA development.
- 7.3. This Request for an EIA Screening Opinion has been prepared to provide relevant information to assist the local planning authority in its determination of the screening opinion. The request has provided a description of the Application Site and its surrounding environment, a brief summary of the development proposals and an evaluation of the potential effect of the Proposed Development on the environment.
- 7.4. The Proposed Development has been assessed in accordance with the screening process set out in the EIA Regulations and this has concluded that:
- The Proposed Development is of a type described in Schedule 2;
 - The Application Site is not located within a sensitive area;
 - The Proposed Development is above a relevant threshold in the EIA Regulations;
 - The Proposed Development is not considered to have significant environmental effects;
 - The Proposed Development does not require an EIA.
- 7.5. Whilst the decision remains with ADC, this report concludes that the Proposed Development will not require an EIA, as it is considered unlikely to result in significant environmental effects.

Appendix 1: Application Site Context



Legend

 Application Site Boundary



Land west of Bilsham Road

Client: Landlink Estates Ltd

Site Location

Scale: 1:10000@A4
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Drawn by - Checked by: RP/RLF - DS
Dwg No - Status/Revision: 13684-CRH-XX-XX-FG-G-7018 - P2
File location: \\red-data1\gis-data\13500 - 13749\13684 R - Lamb Field\Project_Workspaces\EIA Screening (pdf in Outputs)
Date (Revision History): 29/07/2021 (P1, First Issue, 20/07/21, RP; P2, Client Logo, 29/07/21, RLF)

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CampbellReith
consulting engineers

LONDON 020 7340 1700 ☐ MANCHESTER 0161 819 3060
REDHILL 01737 784 500 ☒ BIRMINGHAM 01675 467 484
BRISTOL 0117 916 1066 ☐ DUBAI 00 971 4453 4735
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Land west of Bilsham Road

Client: Landlink Estates Ltd

Known Constraints

Scale: 1:10000@A3
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Job Number: 13684
Drawn by - Checked by: RP - DS
Drwg No - Status/Revision: 13684-CRH-XY-XY-FG-G-7019 - P2
File location: \\red-data1\gis-data\13500 - 13749\13684 R - Lamb Field\Project_Workspaces\EIA Screening (pdf in Outputs)
Date (Revision History): 29/07/2021 (P1, First Issue, 20/07/21, RP, P2, Client Logo, 29/07/21, RLF)

CampbellReith
consulting engineers
LONDON 020 7340 1700 □ MANCHESTER 0161 319 3060
REDHILL 01737 784 500 □ BIRMINGHAM 01675 467 484
BRISTOL 0117 916 1066 □ DUBAI 00 971 4453 4735
www.campbellreith.com

London

15 Bermondsey Square
London
SE1 3UN

Birmingham

Chantry House
High Street, Coleshill
Birmingham B46 3BP

Surrey

Raven House
29 Linkfield Lane, Redhill
Surrey RH1 1SS

Manchester

No. 1 Marsden Street
Manchester
M2 1HW

Bristol

Wessex House
Pixash Lane, Keynsham
Bristol BS31 1TP

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A list of Members is available at our Registered Office at: 15 Bermondsey Square, London, SE1 3UN
VAT No 974 809242