Adur & Worthing councils

Planning, Regeneration and Wellbeing

Ramboll
Carlton House
Ringwood Road
Woodlands
Southampton
SO40 7HT

Our reference: EIAOPINION/0003/14
Please ask for: Peter Barnett
Direct Line: 01903 221310
Date: 4 September 2014

Dear Sir

Request for Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011

Proposed mixed residential and light industrial development on grazing land south west of flyover, Steyning Road, Shoreham-by-Sea

Thank you for your Screening Report received 8 August 2014 regarding the above.

The site measures 2.48 hectares and is considered to be "Schedule 2" development, comprising an urban development project on an area in excess of 0.5 hectares. I have therefore given consideration to the Selection Criteria for screening Schedule 2 development as set out in Schedule 3 of the Regulations.

The site is not previously developed land and it is outside the built up area. However, it is not within a "sensitive area" although it does abut, or is very close to, a SSSI, Conservation Area, Listed Buildings and the South Downs National Park. Taking account of the criteria in Schedule 3 to the Regulations it is not considered that the proposed development is likely to have a significant effect on the environment, having regard to its size, nature and location. While the introduction of built development into this area will have some visual impact it is considered that this, together with the other impacts of such development, can be adequately considered during the course of the planning application with reference to relevant supporting documentation without the need for a full EIA.

Accordingly, in exercise of the powers conferred by Regulation 5, the Council adopts the opinion that the development described in your letter and accompanying information is not EIA development. Consequently, no Environmental Impact Assessment is required to be submitted.

Yours sincerely

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