



5.2 SCOPING OPINION

North, Jo

From: Jane Moseley <jane.moseley@westsussex.gov.uk>
Sent: 25 March 2020 11:34
To: Williams, Clare
Cc: Elaine Martin; North, Jo; Taylor, Brigid; Warhurst, Jenny
Subject: RE: A29 confirmation of planning app and ES scope.
Attachments: A29 Realignment Phase 1. Pre-app advice request.pdf; A29 Realignment: Validation Requirements; A29 Scoping Opinion.pdf; 70060779_WSP_PL_MEM_A29 amend to Scoping Opinion_V01.pdf; 70060779_WSP_PL_MIN_ Site walkover and WSCC Meeting Mins 20190509.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Clare/All

With regards to amending the Scoping Opinion, I do not agree that this is necessary, and do not agree that the topics can be scoped out. The information should be included, even if initial surveys have confirmed that there would be no significant effect. The information in the relevant chapter should present this conclusion. I can't see that this would result in any additional work for WSP, but would be beneficial in ensuring the EIA is robust.

With regards to the validation requirements, I agree that the list is comprehensive. I would highlight the details I asked for in the Site Layout Plan in my initial email as it is useful to have all of the details relevant to the planning process in one place.

Thanks
Jane

Jane Moseley

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From: Williams, Clare [<mailto:Clare.Williams@wsp.com>]
Sent: 25 March 2020 10:01
To: Jane Moseley
Cc: Elaine Martin; North, Jo; Taylor, Brigid; Warhurst, Jenny
Subject: A29 confirmation of planning app and ES scope.

Hi Jane,

You usefully responded to the pre-app advice request made last year, specifically regarding the content and scope of the planning application. We also received your screening opinion, dated 2 April 2019. All are attached.

If you can remember, as it was a while back now, we then had a meeting (minutes attached) in which we discussed the scope of the EIA and the possibility of removing two of the chapters from the scope of EIA; Archaeology and Heritage, and Geology and Soils. This is because there are unlikely to be significant effects in these areas, subject to the results of baseline survey. Instead these topics would be covered by standalone technical reports submitted in support of the application, without an associated chapter in the ES.

Of course, an applicant is statutorily obliged to follow a scoping opinion. As such, please find attached a note requesting that these chapters are formally removed from the requirements for the screening opinion.

(70060779_WSP_PL_MEM_A29 amend to Scoping Opinion_V01)

- **We would be grateful if you could agree to this note, in writing, as an amendment to the scoping opinion.**

Also, your email confirming the content and scope of the wider application was some time ago now. We are intending to submit the application in June and feel it is appropriate to briefly revisit the requirements, to ensure we are currently undertaking all that is needed. I have also included a list of documents/assessment we don't intend to submit with justification, for your review. Of course, it is understood the planning process occasionally throws up the need for additional information, which cannot reasonably be predicted in advance.

- **We would be grateful if you could double check the below and indicate your agreement or otherwise, or if you have any further comment.**

Please also include Jo North (WSP Project Manager), Brigid Taylor (WSP Town Planner) and Jenny Warhurst (WSP EIA Coordinator) in any response, as my final day of work (for maternity leave) is 27 March.

Of course, let me know if you would like to discuss before Friday.

Many thanks,

Clare

CONTENT AND SCOPE OF PLANNING APPLICATION

Local development plan comprises the Arun Local Plan 2011 – 2031, and the Barnham and Eastergate Neighbourhood Development Plan 2014 – 2029.

Plans and drawings:

Location plan: 1:1250 or 1:2500 or other recognised scale, showing red and blue line boundary.

Site plan: 1:200 or 1:500 or other recognised scale, showing the proposed development (includes topographic information)

To show the scheme comprehensively and be suitable for public and officer interpretation:

- all buildings, roads and public rights of way (PROW) crossing the site and/or on land adjoining the site.
- All trees;
- The extent of hard surfacing;
- Outline landscape design;
- Ecological mitigation (e.g. badger tunnels).
- Drainage features;
- Adjacent land uses, such as roads and dwellings

Proposed cross section/long section: 1:20/1:50/1:100 (e.g. where a change of level is proposed, or a relationship across the site demonstrated e.g. between Halo Site and Murrell Gardens).

Proposed elevations of any structures or boundary treatments: 1:20/1:50/1:100 (e.g. noise barrier).

Supporting information/assessment:

Planning statement:

- Site and scheme description.
- The construction programme.
- List of relevant plans, policy guidance and legislation.
- Relevant planning history.
- Identification of relevant designations/constraints.
- Principle of the development.

- The need for the scheme and its benefits for the surrounding road network.
- Design explanation and justification.
- Details of public engagement and how this has influenced the scheme.
- Demonstration of conformity with relevant policy or justification if not, along with other material considerations (including loss of greenfield and BMV land, aerodrome safeguarding, above ground heritage, relevant planning history, e.g. at Murrel Gardens). It will draw on all submitted information, assessment and proposed mitigation.
- Overall case for approval (planning balance).
- Any other pertinent issues or notes relevant to determination of the application.

Environmental Statement:

In accordance with the attached scoping opinion (given 2 April 2019).

Scoped in:

- **Landscape/views** (to include an assessment of the highway against the existing situation 'existing baseline', and also together with the adjacent housing site, using the most recent masterplan, or 'future baseline').
- **Ecology and nature conservation**
- **Noise, vibration** (to include scenarios and proposed mitigation for both Phase 1, and Phase 1 and 2 together).
- **Air quality, including dust** (to include scenarios and proposed mitigation for both Phase 1, and Phase 1 and 2 together).
- **Water resources and flood risk**
- **Transport and access** (the traffic model includes scenarios for both Phase 1 alone and Phase 1 and 2 together).

Scoped out:

- **Population and health/socio-economic impact:** (health to be covered in noise and air quality chapters).
- **Materials and waste**
- **Climate** (some aspects to be covered in flood risk chapter).
- **Risk of Major Accidents/Disaster**
- **Heat and Radiation**

As per attached minutes and document, it is to be confirmed that the below can also be scoped out of EIA, in an agreed amendment to the scoping opinion. A proportionate amount of information would still be provided separately in support of the planning application (as set out below).

- **Archaeology and heritage**
- **Geology and soils**

The alternatives chapter will discuss the any alternative alignments or junction arrangements considered that might achieve the same link and transport objectives as set out in the local development and transport plans, whilst reducing or avoiding adverse effects, with reasons for their rejection.

The chapter on cumulative impact will focus on the surrounding strategic housing development, both north and south of Barnham Road and Phase 2 of the scheme. Where relevant cumulative impacts will also be addressed in each chapter. Where appropriate, mitigation will be proposed taking account of the likely cumulative situation. Our proposed approach to cumulative assessment was provided via email on 12/3. We are commencing in line with this approach. If you have any comments or would like to amend any aspects of this approach, please advise.

Other supporting information and assessment:

- **Archaeological Desk Based Assessment, and Archaeological Evaluation Report.** The latter will be provided prior to determination, rather than submission. It will draw on the Geoarch evaluation report.
- **Aerodrome Safeguarding Statement.** Included in the planning statement, with correspondence from Goodwood attached in evidence.
- **Flood Risk Assessment:** Appended to the Water Resources and Flood Risk chapter of the ES
- **Surface Water Drainage Strategy:** Appended to the Water Resources and Flood Risk chapter of the ES
- **Hydrological/Hydrogeological Assessment:** Appended to the Water Resources and Flood Risk chapter of the ES
- **Phase 1 Habitat Assessment.** To be appended to the ecology and nature conservation chapter of the ES. A quantified biodiversity net gain assessment could, if thought useful, also be appended to the Ecology and Nature Conservation Chapter. This would demonstrate the scheme would achieve a net gain of biodiversity. A quantified approach adopted early can also help to understand what is required in terms of habitat to accurately achieve a net gain. This would be in anticipation of the Environment Bill, and in accordance with Policy ENV DM5 of the Arun Local Plan (2011-2031) *'Development schemes shall, in the first instance, seek to achieve a net gain in biodiversity'*. This is to be discussed.
- **Lighting strategy and assessment:** Appended to the Landscape and Visual chapter of the ES.
- **Stage 1 Road Safety Audit, Designer's Response and if necessary a signed Exception Report:** In accordance with WSCC Guidance.
- **Transport Assessment:** To be appended to Transport Chapter and carried out in accordance with WSCC Methodology.
- **Land Contamination Assessment and evaluative report (if required):** Phase 1 (desk based) assessment is necessary (which will confirm whether further assessment required).
- **Tree Survey/Arboricultural Impact Assessment** to be carried out in accordance with BS5837.
- **Outline landscape design and management plan.** Indicating ecological mitigation, replacement of any trees or hedgerow lost to the scheme, replacement habitat including to achieve a net gain to biodiversity. Since the scheme would be within a Green Infrastructure Corridor Type B, the landscape design would reflect the green infrastructure strategy produced in accordance with Policy GI SP1 of the Arun Local Plan (2011-2031) *'The existing Green Infrastructure Network, as shown on the Green Network Maps for each parish and town, must be considered at an early stage of the design process for all major development proposals.'* The policy requires, in summary, the protection and enhancement of the features and connections between them; protection from light pollution; and linkages with SDNP, the coast, or inland villages.
- **Minerals Safeguarding Assessment:** reflecting the site's location within an area safeguarded for sand and gravel.

We do not intend to include:

- **Design and Access Statement:** Not statutorily required as an engineering scheme. While there are design issues to consider including inclusivity of design, it is suggested that this would not usefully be influenced by producing a DAS. Any explanation of design choices can instead be provided under a design heading in the planning statement, with reference to relevant policy and other material considerations, along with the alternatives chapter in the ES. Consideration of context and placemaking is nonetheless integral to the design process of the scheme, including within the masterplanning of the adjacent housing site together with the highway.
- **Agricultural Land Assessment:** The principal for the development in this location on agricultural land has already been established through the scheme being set out in the adopted local development plan. BMV land is unlikely to be affected, but this will be briefly addressed in the planning statement using desktop information.
- **Outline Construction Environmental Management Plan (CEMP):** It is proposed that an outline CEMP is not essentially needed to support a decision on the application and a detailed CEMP can be more usefully secured by planning condition, after construction details are better known. This would be a pre-commencement condition.
- **Waste Management Plan (WMP):** It is proposed this is more usefully secured by a planning condition, after which construction details would be better known. This would be a pre-commencement condition.
- **Heritage Statement:** An above ground heritage statement will not be included as there is no potential for the scheme to affect the setting of any listed buildings. This will be justified in the planning statement,

including setting out any beneficial effects to listed buildings, for example in Westergate, from the reduction of traffic from their setting.

Many thanks,

Clare

Clare Williams MA MRTPI
Principal Town Planner



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