



West Sussex County Council

A29 REALIGNMENT PHASE 1

Environmental Statement - Chapter 2





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2 THE EXISTING SITE

2.1 INTRODUCTION

- 2.1.1. This chapter provides an overview of both the Site (**Figure 1.3 - Planning Application Boundary**) and the surrounding area. Key spatial boundaries are illustrated on **Figure 2.1 - Environmental Constraints Plan**. **Table 2.3** provides an overview of key environmental receptors to the Scheme, alongside a brief description of those changes arising from the Scheme they are likely to experience. Further technical data is provided within the technical chapters 6 – 13.
- 2.1.2. The Site comprises an area of approximately 11.8 hectares (ha). The OS Grid Reference for the approximate centre of the Site is National Grid Reference SU 95215 05583.
- 2.1.3. The Site location is illustrated in **Figure 1.1 - Scheme Location Plan** and **Figure 1.2 - Aerial View of the Site**.

2.2 CURRENT LAND USE

- 2.2.1. The Site is located within a rural/suburban area to the north of Eastergate and the north-west of Barnham, both villages north of Bognor Regis.

BUILT STRUCTURES AND COMMUNITY FACILITIES.

- 2.2.2. There are residential areas close to the Scheme, including along the B2233 Barnham Road, Downview Road, Ewens Gardens, Murrell Gardens, Cherry Tree Drive, Collins Close and A29 Fontwell Avenue.
- 2.2.3. The Public Right of Way (PRoW) Footpath 318 runs in a north-to-south direction and crosses the site between Eastergate Lane and the B2233 Barnham Road.

LAND USE AND DESIGNATIONS

- 2.2.4. The Site comprises arable fields, woodland, orchard and areas of managed grassland. The Site is bound by agricultural fields to the north, the B2233 (Barnham Road) to the south, the A29 to the west and the rear of residential properties on Murrell Gardens to the east. The Site is not currently used for agricultural purposes.
- 2.2.5. There are areas of vegetation along the eastern boundary of the Fordingbridge Industrial Estate (Halo) (located south and west of the Site) and along the western boundary of the residential properties on Murrell Gardens.
- 2.2.6. An arboricultural survey indicated that there are potentially four veteran trees within the Site. A small section is covered by Tree Preservation Order (TPO) TPO/BN/1/20 which protects 19 individual trees and one tree group. An arboricultural survey identified the presence of 77 arboricultural features including 46 trees, 25 tree groups and six hedges. There is no Ancient Woodland within the Site.
- 2.2.7. Habitats of Principal Importance (HPI) are identified throughout the Site (specifically, traditional orchards and woodland).

SURROUNDING AREA

- 2.2.8. The area surrounding the Site contains a mix of residential and commercial uses both within the surrounding villages and along the local road network. The wider area is predominately agricultural land.
- 2.2.9. There are 6 farms within 500m of the Site boundary, these include: Ryburn Farm, Manor Farm, Folly Foot Farm, Greenfields Farm, Northfields Farm and North Choller Farm. Folly Farm is within the western end of the Site.
- 2.2.10. Fleurie Nursery (horticultural) is located to the south of the B2233 Barnham Road, south west of the Site.
- 2.2.11. The Halo site is located to the west of the Site, adjacent to the proposed roundabout on Barnham Road.

POPULATION AND SETTLEMENTS

- 2.2.12. On the northern, western and southern areas of the Site is the Westergate Built Up Area (BUA). The Westergate BUA slightly overlaps with the Site boundary along these sides and across the proposed entrance to the east of the Site boundary.
- 2.2.13. The Site falls within the boundary of West Sussex County Council (WSCC). As of 2018, WSCC had a population of 858,900 (Ref. 2.1).
- 2.2.14. The Site is also within the Arun District Council (ADC) boundary. As of 2018, ADC had a population of 159,800.
- 2.2.15. There are residential areas close to the Site, including along the B2233 Barnham Road, Downview Road, Ewens Gardens, Murrell Gardens, Cherry Tree Drive, Collins Close and A29 Fontwell Avenue.
- 2.2.16. A dentist surgery is the only community facility within 200m of the Site.

TOPOGRAPHY

- 2.2.17. The topography within the Site varies between 8 and 16 metres above ordnance datum (m AOD).

UTILITIES

- 2.2.18. An electricity substation, which provides electricity for residential properties surrounding the Site, is located at the north western end of the Site.
- 2.2.19. There are no electricity pylons within the Site.
- 2.2.20. There are no aboveground pipes within the Site. Underground utilities including Scottish and Southern electricity service cable, Scottish and Southern electricity high voltage cable, Southern gas networks low pressure main, BT Telecoms, Portsmouth Water mains and Southern Water foul drainage are present along the existing A29 at Fontwell Avenue and along Barnham Road.

ACCESS

- 2.2.21. The Site is currently accessed via farm tracks, and through private land owned by local farms, businesses and a local residential property.
- 2.2.22. The A29 is the only A-road within the vicinity of the Site. Currently, the A29 runs in a north-south direction along the western side of the Site. Approximately 500m to the south of the Site, is a

roundabout which has exits to the B2233 (Barnham Road) and the A29, which continues south through Westergate. Approximately 1.2km to the north of the Site is another roundabout along the A29 which has four exits. Two of these join the A27 which traverses in an east-west direction. One of the exits leads to Arundel Road which goes through the residential area of Fontwell.

- 2.2.23. The B2233 Barnham Road is the only B-road within the vicinity of the Site. It runs east-to-west along the southern side of the Site. As part of the proposed realignment of the A29, the A29 is proposed to join the B2233 at the southernmost part of the Site.
- 2.2.24. To the north of the Site is Eastergate Lane which runs in an east-to-west direction.
- 2.2.25. There is a Public Right of Way (PRoW) that cuts through the Site on the eastern side of the Site. The PRoW is a pedestrian/cycleway that connects Eastergate Lane to the B2233 Barnham Road.

2.3 ENVIRONMENTAL CHARACTERISTICS

2.3.1. Key environmental features are set out in Figure 2.1 - Environmental Constraints Plan and summarised below, with further detail available in chapters 6-13.

DESIGNATIONS

LANDSCAPE DESIGNATIONS (SEE CHAPTER 10 – LANDSCAPE AND VISUAL)

- 2.3.2. The Scheme is located approximately 1.4km to the south of the South Downs National Park. In 2016, the South Downs National Park was designated as an International Dark Sky Reserve.
- 2.3.3. There are no Areas of Outstanding Natural Beauty (AONB) within the Site or study area.
- 2.3.4. The study area falls within the National Character Area (NCA) 126: South Coast Plain, in its entirety. The South Coast Plain Landscape Character Area (LCA) is a predominantly flat, coastal landscape.
- 2.3.5. Locally, the Site primarily falls within LCA SC9: Chichester to Yapton Coastal Plain, and partially falls within SC8: Fontwell Upper Coastal Path (Ref. 2.2).
- 2.3.6. At County level, the following LCAs have been identified:
- Character Area SC7 Halnaker Upper Coastal Plain;
 - Character Area SC8 Fontwell Upper Coastal Plain; and
 - Character Area SC9 Chichester to Yapton Coastal Plain.
- 2.3.7. At a local level, two separate studies describe the character of the landscape. The two studies are the 2006 Arun Landscape Study (Ref. 2.3) and the 2011 South Downs Integrated Landscape Character Assessment (Ref. 2.4).
- 2.3.8. The 2006 Arun Landscape Study encompasses LCA's, identified at a local level, along with an indication of the character areas' capacity to accommodate future development. Within the report, landscape capacity is defined as the extent to which a particular area or type of landscape is able to accommodate change without significant effect on character; or overall change in landscape type. It reflects the inherent sensitivity of the landscape itself and its sensitivity to the development in question; and value attached to the landscape, or to specific elements within it. **Table 2-1** lists the LCAs and their sensitivity:

Table 2-1 - Landscape Character Areas

LCA Number	LCA Name	LCA Sensitivity
11	Lidsey Coastal Plain	Low/ Medium
12	Park Farm Upper Coastal Plain	Low
13	Westergate Western Fringe	Medium/ High
14	Westergate Eastern Fringe	Low/ Medium
15	Norton Upper Coastal Plain	Low
16	Fontwell Eastergate Mosaic	Medium
17	Westergate – Barnham Coastal Plain	Low/ Medium

18	Ryebank Rife	Low/ Medium
22	Barnham – Yapton Coastal Plain	Medium/ High
23	Walberton Upper Coastal Plain	Low
24	Fontwell Common	Medium
25	Avisford Park	Low

2.3.9. The 2011 South Downs Integrated Landscape Character Assessment identified two LCA's which are within the surrounding area of the Scheme and are located within the South Downs National Park. These include the following:

- B – Wooded Estate Downland landscape type – B1 Goodwood to Arundel Wooded Estate Downland character area; and
- Q – Upper Coastal Plain landscape type – Q1 South Downs Upper Coastal Plain.

2.3.10. The following visual receptors have been identified within 2km of the Scheme, and have been considered as part of the Landscape and Visual Impact Assessment (LVIA) as agreed through consultation with WSCC:

- Residential properties located along Eastergate Lane, Murrell Gardens, Ewen Gardens, Barnham Road, Collins Close, Fontwell Avenue and users/ visitors of Wandleys Lane Caravan Park (approximately 400m north of the Scheme);
- Users of PRoW, primarily users of PRoW ref 318. Other PRoWs recorded within 2km of the Scheme include, PRoW No 232, 297, 303, 315, 317, 319, 320 and 321;
- Users of the existing road network, including Fontwell Avenue (A29) to the west, Eastergate Lane to the north, Barnham Road to the south and Barnham Lane to the east;
- Representative Viewpoint No. 11 and 66 is within the South Downs National Park Viewshed Characterisation; and
- Nearby community facilities including the Croft Surgery (approximately 600m south of the Scheme), and Eastergate Parish Hall (approximately 480m south of the Scheme).

ECOLOGY DESIGNATIONS (SEE CHAPTER 9 ECOLOGY AND NATURE CONSERVATION)

2.3.11. **Table 2-2** summarises the designated wildlife sites identified in the 20km surrounding area of the Scheme.

Table 2-2 - Designated Wildlife Sites

Site Name	Designation	Approximate Distance and Orientation from the Site
International Statutory Designated Sites		
Pagham Harbour	Ramsar and Special Protection Areas (SPA)	7.6km south-west
Duncton to Bignor Escarpment	Special Areas of Conservation (SAC)	7.7km north-east

Chichester and Langstone Harbours	Ramsar	10km south-west
Solent Maritime	SAC	10km south-west
Chichester and Landstone Harbours	SPA	10km south-west
Singleton and Cocking Tunnels	SAC	1km north-west
The Mens	SAC	17km north-east
Ebernoe Common	SAC	19km north
UK Statutory Designated Sites		
The Brooks (Bersted Brooks)	Local Nature Reserve (LNR)	1.3km south
UK Non-Statutory Designated Sites		
Fontwell Park Racecourse	Local Wildlife Site (LWS)	0.4km north
Barnham Road at Eastergate	Notable Road Verge (NRV)	0.4km south
Slindon Bottom	LWS	1.3km north
Brittens Lane	NRV	1.4km north-east

2.3.12. There is no Ancient Woodland within the Site, but there are 11 parcels of Ancient Woodland located north and north-east of the Site.

2.3.13. Habitats of Principal Importance within 2km of the Scheme include the following:

- Coastal and floodplain grazing marsh;
- Deciduous woodland;
- Semi-improved grassland (good quality);
- Lowland meadows;
- Lowland fens; and
- Lowland calcareous grassland.

2.3.14. Most notable is the area of traditional orchard that the Scheme intercepts.

2.3.15. There are also approximately 3 waterbodies within 500m of the Scheme which may have the potential to support great crested newt (GCN). This includes mapped ditches that may hold standing water at times. However, GCNs were confirmed likely absent from water bodies within the Survey Area.

2.3.16. The Phase 1 habitat survey identified a variety of managed and semi-natural habitats within 250m of the Scheme. These include a mixture of woody habitats dominated by traditional orchard with broad-leaved woodland patches and scrub. Grassland paddocks were also recorded, as well as a number of hardstanding tracks and pathways, with associated hedgerows and scattered mature trees. The orchard, hedgerow and woodland habitats are considered to be habitats of principle importance Orchard and wooded habitat dominates much of the north of the area surveyed.

2.3.17. A protected species assessment was undertaken to extend the Phase 1 habitat survey, in line with published guidance (CIEEM, 2017). This identified the potential for the survey area to support a range of protected and notable species, including the following:

- Roosting Bats;
- Foraging and Commuting Bats;
- Badger;
- Hazel Dormouse;
- Breeding Birds;
- Wintering Birds;
- Reptiles;
- Great Crested Newt; and
- Invertebrates.

2.3.18. There are approximately 6.5ha of treed areas within the 2km surrounding area of the Site. Treed areas are those areas which appear to include trees, but which are not covered by other designations. Whilst the overall quality and quantity of trees within the area identified is unknown, they have the potential to include a range of high, moderate and low-quality specimens. Where treed areas are located within the grounds of residential properties, there is potential for some roots to extend into the footprint of the Scheme.

ARBORICULTURAL DESIGNATIONS

2.3.19. There are potentially four veteran trees within the Site. A small section is covered by Tree Preservation Order (TPO) TPO/BN/1/20 which protects 19 individual trees and one tree group. An arboricultural survey identified the presence of 77 arboricultural features including 46 trees, 25 tree groups and six hedges.

2.3.20. There is no Ancient Woodland within the Site or within the immediate surroundings. No Ancient Woodland would be affected by the Scheme.

HERITAGE AND ARCHAEOLOGY DESIGNATIONS

2.3.21. There are no listed buildings on the Site. There are 3 Listed Buildings present within the 1km study area. The closest Listed Buildings are the Thatched Cottage (Grade II), Eastergate Memorial (Grade II), and the Long House (Grade II), which are located in Eastergate village.

2.3.22. There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields, or registered Parks or Gardens within the study area.

2.3.23. The Site is not located within an Archaeological Notification Area (ANA). There are 3 located within 500m of the Site.

2.3.24. The Site is not located in a Conservation Area. There are none within 1km of the Site.

WATER AND DRAINAGE DESIGNATIONS

2.3.25. There are three Statutory Main Rivers within the study area, these are Lidsey Rife, Aldingbourne Rife and Barnham Rife.

2.3.26. The study area partially lies within Flood Risk Zone 2 and Flood Risk Zone 3. A small section on the eastern boundary of the Site falls within Flood Risk Zone 2 and Flood Risk Zone 3

- 2.3.27. The Site is located within the Aldingbourne Rife Nitrate Vulnerable Zone (NVZ), this zone relates to surface water.

MATERIALS DESIGNATIONS

- 2.3.28. The majority of existing waste facilities are located within or close to the main urban areas where the waste is generated.
- 2.3.29. There are over 50 waste management sites in the county.

AIR QUALITY DESIGNATIONS

- 2.3.30. The main source of air pollution within the study area is road traffic, particularly from the A27 and the existing A29.
- 2.3.31. There are no Air Quality Management Areas (AQMAs) within the surrounding area.
- 2.3.32. Sensitive human receptors during the construction phase include residential premises within 200m of worksites on Downview Road, Murrell Gardens, Chantry Mead, Ewens Gardens, the B2233 Barnham Road, the A29 Fontwell Avenue and Eastergate Lane.
- 2.3.33. Sensitive human receptors within 200m of the affected road network (ARN) include residential premises on Barnham Road (west of Downview Road), Fontwell Avenue (between Barnham Road and Eastergate Lane), Church Lane, Critchmere Road, High View Road, St Georges Walk, Cherry Tree Drive, Collins Close, Drovers Way, Downview Road, Murrell Gardens, Upton Brook, Sackville Gardens, Barnham Road and Eastergate Lane.
- 2.3.34. Lidsey landfill site (West of Woodgate) and Lidsey Oil Field is active and within the study area. Between 1998 and 2012, over 10,000 tonnes of CO₂ was released from the Lidsey Oil Field.

NOISE AND VIBRATION DESIGNATIONS

- 2.3.35. The closest Noise Important Area (NIA), railway RI 550, is located around Barnham Station just within 1km west of the Scheme. Further afield, there are NIAs on the A27 over 1km north of the Scheme, including NIA 12491. In addition, NIA 12493, located to the south-east on the A2 is also at a distance over 1km from the Scheme.
- 2.3.36. There are several residential properties that are located immediately adjacent to the area where the Scheme will meet the B2233 Barnham Road, notably Murrell Gardens, Chantry Mead, Ewens Gardens and Downview Road. There are also residential properties on the A29 Fontwell Avenue, which will be within close proximity to the eastern tie-in of the Scheme. Dwellings south of Eastergate Lane are within 300m from the Scheme alignment.

POPULATION AND HEALTH DESIGNATIONS

- 2.3.37. There are numerous potential sensitive receptors located within 2km of the Site boundary. These include the following:
- 2 GPs;
 - 7 Sports Facilities;
 - 2 Dentists;
 - 2 Pharmacists;
 - 1 Opticians;
 - 4 Primary Schools;

- 2 Secondary Schools; and
- 4 Food stores.

2.3.38. There are no National Cycle Routes within the study area.

2.3.39. There are 10 PRoWs within the study area (148, 151, 200, 200_1, 296, 318, 39, 320, 321 and 323). Of these PRoWs, only one (PRoW 318) intersects the Site.

LANDFORM, GEOLOGY AND CONTAMINATED LAND DESIGNATIONS

2.3.40. There is one authorised landfill site within the study area.

2.3.41. There are also a number of historic landfill sites within the study area.

2.3.42. Further details of designations within the Site and surrounding area are provided in Chapter 9: Ecology and Nature Conservation, Chapter 10: Landscape and Visual, Chapter 7: Noise and Vibration and Chapter 13: Archaeology and Heritage.

NATURAL RESOURCES

2.3.43. The entire Site is in Flood Zone 1 (low risk of flooding).

2.3.44. The northern part of the Site is within Groundwater Protection Zone 2c, with Zone 1c immediately to the north of the Site.

2.3.45. At the south-west of the Site at the junction of A29/B2233, there is an area of Zones 2 and 3 flood risk.

2.3.46. Land within the study area is classified as either Grade 1 and Grade 3 using the Pre-1988 Agricultural Land Classification. Online mapping indicates the presence of Grade 1, 2, 3a and 3B in the vicinity of the Site. There is the potential that land on the Site is considered to be the 'best and most versatile' agricultural land.

2.3.47. No land in Arun District has been designated as 'Contaminated' under Part IIA of the Environmental Protection Act 1990.

2.3.48. Further details are provided in Chapter 11: Water Resources and Flood Risk, Chapter 12: Geology and Soils and Chapter 9: Ecology and Nature Conservation.

KEY SENSITIVE RECEPTORS

2.3.49. There are a number of sensitive receptors that have been identified as relevant to the Scheme and these have been taken into consideration within the assessment presented in chapters 6-13. The key sensitive receptors are summarised in **Table 2-3**.

Table 2-3 – Key Sensitive Receptors

Receptor	Change likely to experience	Design stage
Fleurie horticultural Nursery	<p>Construction</p> <p>Land at Fleurie Nursery would be acquired for the construction of the roundabout on the southern B2233 Barnham Road. Temporary access may be provided to the nursery during construction.</p> <p>Operation</p>	Construction / operation

Receptor	Change likely to experience	Design stage
	Change to traffic flow in the surrounding area. Potential increase in car emissions in the area. Decreased land available at Fleurie Nursery due to the roundabout.	
One two-story residential dwelling and adjacent weatherboard structure within Folly Foot Farm	Demolition / Construction These buildings are proposed to be demolished during the construction phase.	Demolition / construction
Users of Folly Foot Farm front access and Folly House	Construction The front access to Folly House is proposed to be redesigned and landscaped during the construction phase. Operation Improved visibility for access.	Construction
Dentist Surgery (Mr N Tsolis)	Construction Potential disruption due to construction noise, emissions and alterations to traffic flows. Operation Change to traffic flow in surrounding area. Potential increase in car emissions in the area.	Construction / operation
Local Residential Properties	Construction Potential disruption due to construction noise, emissions, presence of construction traffic and plant and alterations to traffic flow. Operation Improved traffic flow in the local area, reducing traffic. Increased car emissions and noise for residential properties located near to the Scheme. Benefit of increased connectivity in the area.	Construction / operation
Local visual receptors and receptors in the LCAs	Pre-Construction / Construction Potential disruption due to construction noise, visual intrusion (presence of construction plant), emissions and alterations to traffic flow. Operation Presence of new road infrastructure including noise barrier.	Construction / operation
Aldingbourne Rife Nitrate Vulnerable Zone	Construction Surface run-off containing nitrogen on the site from construction vehicles and plant. Operation	Construction / operation

Receptor	Change likely to experience	Design stage
	Increased surface run-off containing nitrogen as a result of the increased traffic through the Scheme.	
On-site ecology including: Roosting Bats; Foraging and Commuting Bats; Badgers; Breeding Birds; Wintering Birds; Reptiles; and Invertebrates.	Construction Potential noise and light disturbance from construction activities, lighting, vehicles and plant. Potential loss of habitat, foraging and commuting ground, as vegetation within the orchard, woodland and hedgerows is to be removed. Operation Potential noise and light disturbance. The A29 re-alignment creates the opportunity to maintain the north south wildlife corridor.	Construction / Operation
Traditional Orchard	Pre-Construction / Construction Trees within the traditional orchard to be cleared during the pre-construction and construction phase.	Pre-Construction / Construction

2.4 FUTURE BASELINE

- 2.4.1. Schedule 4 of the EIA Regulations requires consideration of the likely evolution of the current baseline in the absence of the Scheme. Whilst, there are considerable limitations to the predictions that can be made about baseline conditions at a future point in time, some topic areas require projections to account for future change, such as traffic growth. This section summarises the future baseline that will be used to inform these elements of the assessment.
- 2.4.2. The Barratts David Wilson Homes development, which is located to the south and west of the Scheme, is expected to comprise up to 500 homes. Construction works are anticipated to begin in 2022 and be completed by 2027. The access to the development will be from Barnham Road, in the south and Fontwell Avenue in the north. The proposed land uses include residential development, a care home, informal open space, planting and a sustainable drainage system. The proposed design will provide east / west habitat connections to link the eastern and western wildlife corridors identified in the Green Infrastructure Strategy (Appendix 3.2).
- 2.4.3. Phase 2 of the A29 Realignment project, comprises a combination of road infrastructure and a mixed use urban extension. Phase 2 will link to Phase 1 (the Scheme) at Barnham Road and will cross the West Coast Mainline and then connects with the Lydney Road near Lidsey. The urban extension is still at the masterplan stage but is anticipated to include new residential development, a primary school, a secondary school, a mixed-use centre, open space and habitat areas. Phase 2 is expected to be constructed fully within 16 years and will be complete in 2036.
- 2.4.4. These two developments will have an urbanising effect on the area surrounding the Scheme.
- 2.4.5. Detail on the future baseline conditions considered in elements of the assessment can be found in chapters 6 to 13. Details in relation to the integration with the Barratt David Wilson Homes development with the A29 Phase 1 is provided in Integration Statement (Appendix 14.2).

2.5 REFERENCES

- Ref. 2.1 - Arun District Council. (1992) 'Conservation Areas'. Available at: <https://www.arun.gov.uk/conservation-areas> Accessed: 11/11/2019.
- Ref. 2.2 - West Sussex County Council Landscape Character Assessment (2003). Available at: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/landscape-character-assessment-of-west-sussex/> (Sourced November 2018)
- Ref. 2.3 - Arun Landscape Study 2006. Available at: <https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n3578.pdf&ver=323> (Sourced November 2018)
- Ref. 2.4 - South Downs Integrated Landscape Character Assessment 201. Available at: <https://www.southdowns.gov.uk/planning/planning-advice/landscape/> (Sourced November 2018)



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