



West Sussex County Council

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# A29 REALIGNMENT PHASE 1

Environmental Statement - Chapter 14





West Sussex County Council

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Environmental Statement - Chapter 14

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## 14 CUMULATIVE EFFECTS

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### 14.1 INTRODUCTION

- 14.1.1 This chapter reports the likely cumulative environmental effects (both effect interactions and in-combination effects) associated with the Scheme.
- 14.1.2 The term cumulative is not defined in either the EIA Directive (Ref 14.1) or the EIA Regulations (Ref 14.2). Therefore, for the purpose of this assessment, the definition from Volume 11, Section 2, Part 5 of the DMRB (Ref 14.3) has been used. This definition identifies two types of cumulative impact:
- “Cumulative impacts from a single project; and
  - Cumulative impacts from different projects (in combination with the project being assessed).”
- 14.1.3 In the first type (intra-project impacts from a single project), the impact arises from the combined action of a number or different environmental topic-specific impacts upon a single receptor/resource.
- 14.1.4 In the second type (inter-project effects from different projects, in combination with the project being assessed), the impact may arise from the combined action of a number of different projects, in combination with the project being assessed, on a single receptor/resource. This can include multiple impacts of the same or similar type from a number of projects upon the same receptor/resource

### 14.2 SCOPE AND METHODOLOGY FOR ASSESSMENT

- 14.2.1 This section should be read in conjunction with the cumulative effects section of **Chapter 5: Approach to EIA**.
- 14.2.2 At present, there is no widely accepted methodology or best practice for the assessment of cumulative effects although there are a number of guidance documents available. The approach to this assessment is based on previous experience and professional judgement, the types of receptors being assessed, the nature of the Scheme and the environmental information available to inform the assessment.
- 14.2.3 The effect interactions and in-combination assessment are based on DMRB guidance (Ref. 14.3). Based on this guidance, the assessments cover the most likely significant effects rather than all potential effects. The criteria outlined in Table 2.6 of the DMRB guidance has been used alongside consultation with environmental specialists, professional judgement and past project experience to determine the significance of effects in the in-combination and effect interactions assessments.
- 14.2.4 A future baseline assessment has not been carried out. For the purpose of this assessment the in-combination assessment presents future baseline conditions as part of the assessment process.

#### INTRA-PROJECT CUMULATIVE EFFECTS

- 14.2.5 The approach to the assessment of interactions of environmental effect (effect interactions) considers the changes in baseline conditions at common sensitive receptors (i.e. those receptors that have been identified as experiencing likely residual effects by more than one technical topic) due to the Scheme. The assessment is based upon residual effects only (considered to be effects of minor or greater significance i.e. excluding neutral effects). The study area for the assessment is

informed by the study areas for the individual topic assessments as set out in technical chapters 6 – 13.

14.2.6 The assessment of effect interactions has been undertaken in following steps:

- Step A: Identification of receptors or resources considered in more than one technical chapter, and therefore having the potential to be affected by more than one environmental factor. It is during this step that exclusions were identified to avoid overlap with information reported in technical chapters; and
- Step B: For receptors or resources identified in Step A, the significance of the residual effect from each relevant technical chapter were identified. Consideration was then given to whether there would be a cumulative effect between each individual effect and if so whether the cumulative effect would be of the same or greater significance of the component effects.

### INTER-PROJECT CUMULATIVE EFFECTS

14.2.7 The approach to the assessment of inter-project (in-combination) effects considers the deviation from the baseline conditions at common sensitive receptors as a result of changes brought about as a result of the Scheme in combination with one or more other committed developments.

14.2.8 For the purposes of this assessment, committed development is defined as those developments meeting one or more of the following criteria:

- The committed development is subject to a planning application;
- The committed development has been, or is currently being consulted upon;
- The committed development has been identified as a local plan commitment;
- The committed development has planning permission;
- The committed development has a concurrent construction and/or operational phase with the Scheme; and
- The committed development is within a relevant geographical boundary (defined in **Table 14-8**) with common sensitive receptors.

14.2.9 The assessment of the inter-project effects has been based upon the residual effects that have been identified in technical chapters 6 – 13 as well as available environmental information for the committed developments.

14.2.10 Through analysis of Arun District Council (ADC) and West Sussex County Council (WSSC) online planning portal and the list of potential committed developments outlined in the EIA Scoping Report, a long-list of committed developments have been identified, these are presented in **Appendix 14.1**. Agreement upon the long-list was sought from ADC and WSSC (both being contacted on the 29/04/2020).

14.2.11 On 20/05/2020 a response was received from ADC and WSSC which approved of the committed developments listed and provided details on the committed developments to be developed.

14.2.12 Following agreement from WSSC and ADC planning officers on the proposed long-list, the 'long-list' has been refined to a 'short-list' (presented in **Table 14.1**) and assessed in this Chapter. The short-list contains a list of developments aligned against the Zone of Influence defined in Table 14-7 that were considered for the assessment of Inter-Project effects with the Scheme.

14.2.13 As well as the developments presented in **Appendix 14.1**, a series of land allocations were considered from the Arun Local Plan (Policy EMP SP3, H SP1 and H SP2) (Ref. 14.4). Of the

allocated sites, the following are deemed of a nature to warrant further consideration (also included in **Table 14-1**):

- SD5 – Barnham / Eastergate / Westergate; and
- SD7 – Yapton.

14.2.14 The consideration of in-combination effects has been approached on a topic by topic basis, dependent upon the availability of relevant information. Where environmental information is not presented within the available documents relating to the committed development, a high-level appraisal using publicly available sources has been undertaken to supplement the available information to enable a qualitative assessment of in-combination effects. If insufficient information is available in the public domain, this is clearly outlined.

**Table 14-1 – Short-list of Committed Developments**

Reference	Name of Committed Development	Status	Distance from Site	Description of the Committed Development
1	Land east of Tye Lane Walberton	Approved	1.8 km north-east	Erection of up to 175 dwellings new vehicular access, together with associated car parking, landscaping and community facilities to include allotments, play space and community facilities to include allotments, play space and community orchard. This application is a Departure from the development plan and may affect the character and appearance of the Walberton Village Conservation Area at Land east of Tye Land Walberton.
2	Land East of Fontwell Avenue	Approved	0.6 km north	Erection of up to 400 new dwellings, up to 500 m <sup>2</sup> of non-residential floorspace (A1, A2, A3, D1 and / or D2), 5000 m <sup>2</sup> of light industrial floorspace (B1 (b)/(c)) and associated works including access, internal road network, highway network, highway works, landscaping, selected tree removal, informal and formal open space and play areas, pedestrian and cyclist infrastructure, car and cycle parking and waste storage.
3	Bonhams Field	Approved	2.6 km south-east	Erection of 56 dwellings with associated open space and creation of new access. This application is a departure from the development plan and affects the character and appearance of the Yapton (Main Road) Conservation Area at Bonhams Field Main Road Yapton.
4	Land at Former Eastergate Fruit Farm	Approved	0.3 km west	Erection of 60 residential dwellings with new vehicular access, open space and other ancillary works at Land at former Eastergate Fruit Farm.
5	Pollards Nursery Lake	Approved	1.3 km south-east	Erection of up to 107 residential units (this application is a departure from the Development Plan) at Pollards Nursery Lake Lane.
6	Land West of Westergate Street and East of Hook Lane	Approved	1.4 km south-west	Erection of 79 dwellings, public open space, children's play areas, landscaping, drainage measures, sub-station, pumping station and all other associated works at Land West of Westergate Street and East of Hook Lane.
7	Angels Nursery	Approved	1.3 km south-east	95 dwellings together with access, landscaping open space and associated works at Angels Nursery.



Reference	Name of Committed Development	Status	Distance from Site	Description of the Committed Development
8	Barnfield House	Approved	1.3 km north	22 dwellings involving demolition of Barnfield House and existing outbuildings.
9	Lillies	Approved	1.4 km south-east	38 dwellings including open space, landscaping and new access.
10	Land South of Arundel Road	Approved	1.3 km north	Erection of eight dwellings with garaging and open resident and visitor parking, with a new access from Arundel Road, provision of hard and soft landscaping and open space, foul and surface water drainage systems and other works.
11	Former Lanes End House Adjacent to West Walberton Lane & Arundel Lane	Approved	1.1 km north	Construction of six detached houses with detached garages.
12	Land adjacent to Sunny Corner Copse Lane	Approved	1.3 km north-east	Construction of nine dwellings with associated car parking, bin storage and landscaping and creation of a new access road from existing access onto West Walberton Lane.
13	Land at Ford Airfield	Undecided	3.9 km south-east	Construction of up to 1,500 dwellings, a 60-bed care home, 9,000 m <sup>2</sup> of employment floorspace, 2,350 m <sup>2</sup> local centre, 1,450 m <sup>2</sup> community / leisure space, allotments, a two-form entry primary school, sports pitches, drainage, parking and associated access, infrastructure and landscaping.
14	Wings Nursey Lidsey Road, Woodgate, PO20 3SU	Approved	2.1 km south-west	Erection of 55 dwellings, access arrangements, sustainable drainage measures, landscaping and public open space.
15	Oldlands Farm, Steyning Way, Bersted, PO22 9NW	Approved	3.5 km south	Construction of up to 20,453 m <sup>2</sup> of general industrial floorspace and warehousing.
16	Land west of Fontwell Avenue	Undecided	0.2 km north	Demolition of existing structures and erection of 42 dwellings with access, parking, landscaping and associated works.

Reference	Name of Committed Development	Status	Distance from Site	Description of the Committed Development
17	Arun District Strategic Housing Allocation – SD5	n/a	Adjacent / within the Site	Site allocated for housing development. Arun Local Plan 2018; Arun Local Plan 2018 Policy Map 2. Masterplan includes provision of two schools and 4,300 homes.
18	Arun District Strategic Housing Allocation – SD7	n/a	2.8 km south-east	Site allocated for housing development. Arun Local Plan 2018; Arun Local Plan 2018 Policy Map 2.
19	Barratts Development – “Adjacent Proposed Scheme”	n/a	Adjacent <u>and intersecting the Site</u>	The Barratt David Wilson Homes development, which is located to the south and west of the Scheme, is expected to comprise approximately 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, a sustainable drainage system and a wildlife corridor.

## 14.3 DETERMINING SIGNIFICANT EFFECTS

14.3.1 There is no formal guidance on the criteria for determining significance of cumulative effects. The following principles have been considered when assessing the significance of cumulative effects in relation to both intra-project and in-combination effects:

- The nature of the receptors/resources affected;
- How the impacts identified combine to affect the condition of the receptor/resource;
- The probabilities of the impacts occurring in relation to each other in such a way so as to produce a cumulative effect; and
- The ability of the receptor/resource to absorb further effects.

14.3.2 The determination of significance for the purposes of this assessment is therefore made on a receptor basis, taking account of the assessments in technical chapters 6 – 13, available environmental information, industry best practice, professional judgement and experience. Levels of significance were made in accordance with the definitions set out in **Chapter 5: Approach to EIA**. It is noted that for a cumulative effect to be significant (moderate or large) the effect must be determined to increase the magnitude of overall effect beyond that of the Scheme in isolation or environmental topic receptor with the largest residual effect.

## 14.4 ASSESSMENT OF CUMULATIVE EFFECTS

### INTRA-PROJECT EFFECTS

#### Step A

14.4.1 The Step A assessment identified receptors and resources which could be affected by more than one environmental topic, and therefore more than one residual effect. These receptors are referred to as 'Common Receptors'.

14.4.2 The review of technical chapters identified a set of common receptors. These common receptors are listed below in **Table 14-2**. **Tables 14-3** and **14-4** identify the residual effects on each common receptor identified in the technical chapters. Receptors that are adversely affected by two or more residual effects (Slight Adverse and Above), have been identified with the potential for a residual effect interaction as a result of the construction and/or operation of the Scheme.

14.4.3 There are a number of interactions between topics that are taken into account in each of the technical chapters where multiple types of impact are already considered within the technical chapter in question. These topics are not considered further in the intra-project effects assessment:

- Chapter 9: Ecology and Nature Conservation; and
- Chapter 13: Archaeology and Heritage.

14.4.4 In addition, all effects from **Chapter 12: Geology and Soils**, are not considered in this assessment as this topic has been scoped out of the ES.

**Table 14-2 – Common Receptors**

Common Receptor	Environmental Factors
Residential Receptors	Noise and Vibration (construction and operation) Landscape and Visual (construction and operation)

	Flood Risk (construction and operation)
Non-Motorised Users	Transport and Access (construction) Landscape and Visual (construction and operation) Flood Risk (operation)
Motorised Road Users	Transport and Access (construction) Landscape and Visual (construction and operation) Flood Risk (operation)
Community/Commercial Receptors	Noise and Vibration (operation) Landscape and Visual (operation)

### Step B

- 14.4.5 **Tables 14-3** and **14-4** comprise of summary matrices for the construction and operational phases of the Scheme showing the residual significance on common receptors for environmental topics, following the implementation of the required mitigation measures set out in technical chapters 6 – 13. This enables a qualitative assessment of the interactions of residual effects outlining the overall significance to the identified common sensitive receptors. The results of the assessment of effect interactions are subsequently shown in **Table 14-5** and **14-6**.
- 14.4.6 In the case of the operational residual effects for **Chapter 10: Landscape and visual**, the range of residual effects is reported for Opening Year and 15 years after opening year together. This reporting presents the worst case scenario for both reporting years to be considered in the assessments for **Table. 14-6**.
- 14.4.7 For the purpose of this assessment, residual effects that have been identified in technical chapters 6 - 13 that do not affect the common sensitive receptors identified have not been presented below, as no effects interactions are anticipated. Furthermore, neutral residual effects have not been considered during the assessment of interactions but are included for completeness.

**Table 14-3 – Construction Phase Residual Significance**

Receptor	Noise and Vibration	Transport and Access	Landscape and Visual	Water Resources and Flood Risk	Overall Intra-Project Effect
<b>Residential Receptors</b>	Moderate Adverse (significant) – Noise; and  Minor (not significant) to Moderate Adverse (significant) - Vibration	n/a	Moderate Adverse to Large Adverse (significant)	Slight Adverse (not significant)	Adverse effects are anticipated on residential receptors from different environmental topics. These identified adverse effects will be of a temporary nature and in the case of noise and vibration, be intermittent. Additionally, where adverse effects to residents have been identified, the nature of the effects varies depending on the receptor location. <b>Minor Adverse (not significant)</b> effect interactions are anticipated due to the lack of significant residual effects from environmental topics other than Landscape and Visual and Noise and Vibration, and the intermittent nature of the Noise and Vibration effects.
<b>Non-Motorised Users</b>	n/a	Slight Adverse (not significant)	Moderate Adverse to Large Adverse (significant)	n/a	Adverse effects are anticipated on motorised road users from different environmental topics. These effects will be temporary and depends on location. A <b>Neutral (not significant)</b> effect interaction is anticipated due to the non-significant effects or Transport and Access not having potential to increase the adverse effects of Landscape and Visual compared to said effects in isolation.
<b>Motorised Users</b>	n/a	Slight Adverse (not significant)	Slight Adverse (not significant) to Moderate Adverse (significant)	n/a	Adverse effects are anticipated on motorised road users from different environmental topics. These effects will be temporary and depends on location. A <b>Neutral (not significant)</b> effect interaction is anticipated due to the non-significant effects or Transport and Access not having potential to increase the adverse effects of Landscape and Visual compared to said effects in isolation.

**Table 14-4 – Operational Phase Residual Significance**

Receptor	Noise and Vibration	Landscape and Visual	Water Resources and Flood Risk	Overall Intra-Project Effect
<b>Residential Properties</b>	Neutral to Minor Adverse (not significant)	Slight Adverse (not significant) to Large Adverse (significant)	Slight Adverse (not significant)	Adverse effects are anticipated on residential receptors from different environmental topics. Of these effects, only Landscape and Visual are anticipated to see significant effects. The slight adverse effects as a result of Noise and Vibration and Water Resources and Flood Risk have the potential to result in a residual effect interaction but this effect interaction would not be significant. This is due to the weighting of the up to Large Adverse effects as a result of Landscape and Visual meaning these effects would not be magnified by effect interactions of minor adverse from other environmental topics. As a result, a <b>Minor Adverse (not significant)</b> effect interaction is anticipated on residential receptors.
<b>Non-Motorised Users</b>	n/a	Neutral (not significant) to Large Adverse (significant)	Slight Adverse (not significant)	Adverse effects are anticipated on non-motorised users from different environmental topics. Of these effects, only Landscape and Visual are anticipated to see significant effects. The slight adverse effects as a result of Water Resources and Flood Risk have the potential to result in a residual effect interaction but this effect interaction would not be significant. This is due to the weighting of the up to Large Adverse effects as a result of Landscape and Visual meaning these effects would not be magnified by effect interactions of minor adverse from other environmental topics. As a result, a <b>Minor Adverse (not significant)</b> effect interaction is anticipated on residential receptors.
<b>Motorised Users</b>	n/a	Neutral (not significant) to Moderate Adverse (significant)	Slight Adverse (not significant)	Adverse effects are anticipated on motorised users from different environmental topics. Of these effects, only Landscape and Visual are anticipated to see significant effects. The slight adverse effects as a result of Water Resources and Flood Risk have the potential to result in a residual effect interaction but this effect interaction would not be significant. This is due to the weighting of the up to Large Adverse effects as a result of Landscape and Visual meaning these effects would not be magnified by effect interactions of minor adverse from other environmental topics. As a result, a <b>Minor Adverse (not significant)</b> effect interaction is anticipated on residential receptors.



Receptor	Noise and Vibration	Landscape and Visual	Water Resources and Flood Risk	Overall Intra-Project Effect
<b>Community / Commercial Receptors</b>	Minor Adverse (not significant)	Moderate to Large Adverse (significant)	n/a	Adverse effects are anticipated on community/commercial receptors from different environmental topics. Of these effects, only Landscape and Visual are anticipated to see significant effects. The slight adverse effects as a result of Noise and Vibration have the potential to result in a residual effect interaction. As a result, a <b>Minor Adverse (not significant)</b> effect interaction is anticipated on residential receptors.

## Summary

### Construction

- 14.4.8 Of the assessed common receptors, only residential receptors are anticipated to experience a residual effect interaction. This effect interaction is anticipated to be Minor Adverse (not significant) and no further mitigation measures are required.

### Operation

- 14.4.9 Of the assessed common receptors all anticipated to experience a residual effect interaction. These effect interactions are all anticipated to be Minor Adverse (not significant) and no further mitigation measures are required.

## INTER-PROJECT EFFECTS

### Zone of Influence

- 14.4.10 Each individual environmental has a defined study area for the assessment of effects and in which an in-combination effect can occur. These spatial areas are known as a topic's 'Zone of Influence' (ZOI) and is informed by institutional guidelines and specialist judgement (as described in the corresponding technical chapters). In determining the ZOI for committed developments that could give rise to in-combination effects when interacting with the Scheme, each development needs to be considered on a case by case basis and topic by topic. **Table 14-5** shows the defined ZOI for each environmental topic. Each committed development on the Short-List of committed developments is assessed according to each environmental topic ZOI in which it is present.

**Table 14-5 – ZOI for the Assessment of In-combination Effects**

Environmental Topic	Zone of Influence
Noise and Vibration	<p>Receptors were considered for assessment within 300m of the Scheme for noise and 100m for vibration during the construction phase.</p> <p>Noise and vibrations receptors were considered for assessment within 600m of the Scheme for the operational phase.</p> <p>The assessment also considered receptors within 50m of the connected road network. This area is defined in Figure 7.1 (Appendix 7.1) and extends over Barnham Lane and West Walberton Lane.</p>
Transport and Access	<p>The Study area is defined as local roads which are susceptible to changes in traffic as a result of the Scheme. These roads are the A29 (between the A27 in the north and Bognor Regis in the south) and the B223 (Nyton Road, Barnham Road and Yapton Road).</p>
Ecology and Nature Conservation	<p>Designated sites and habitats were considered for assessment within 10km of the Scheme for EU designated site and 2km for UK statutory, non-statutory, ancient woodland and Habitats of Principal Importance (HPI) sites.</p> <p>Species were considered for assessment within 2km of the Scheme for Species of Principal Importance (SPI) and 5km for Bats.</p>
Landscape and Visual	<p>Landscape receptors were considered within 2km of the Scheme.</p>



	Visual receptors were considered within the Zone of Theoretical Visibility (ZTV) defined in Appendix 10.1 of the EIA. The ZTZ extends outside of 2km in certain areas, all visual receptors are within 1km of the Scheme.
Water Resources and Flood Risk	Water and flood risk receptors were considered within 1km of the Scheme.

14.4.11 For the purposes of this assessment, as phasing details relating to the construction of some of the identified committed developments are currently unknown, it is assumed that the construction and operational phases could overlap.

### Assessment

14.4.12 **Tables 14-6** and **14-7** present the findings of the assessment of the potential inter-project cumulative effects for each committed development for the construction and operational phase respectively. **Tables 14-8** and **14-9** identify the overall potential for in-combination effects for the committed developments and the Scheme, classified by each environmental topic. For the purposes of this assessment, only the residual effects that have been identified as minor or greater in technical chapters 6 – 13 have been considered, as no cumulative effects are anticipated where there are not likely to be residual effects greater than neutral as a result of the Scheme. Therefore, neutral residual effects have not been considered within the assessment of in-combination effects.

14.4.13 Each committed development listed in the Short-List (**Table 14-1**) that falls within the ZOI for a respective environmental topic is assessed. As not all committed developments are within these ZOI, not all are assessed for each environmental topic.

14.4.14 Some chapters, or elements of chapters, are not included in the assessment. This is due to the assessment results being neutral or beneficial for all assessed residual effects. The excluded elements due to this are as follows:

- Chapter 6: Air Quality;
- Chapter 8: Transport and Access – Operational Phase;
- Chapter 9: Ecology and Nature Conservation – Operational Phase;
- Chapter 12: Geology and Soils; and
- Chapter 13: Archaeology and Heritage.

14.4.15 The operational phase for Chapter 7: Noise and Vibration is also excluded from the assessment. The traffic data used in the assessment is inherently cumulative as it is based on future traffic growth. The Do-Something Future Year (DSFY) scenario assumes Phase 2 of the A29 Realignment has been constructed as well as the other committed developments and incorporated these in the future traffic growth projections.

**Table 14-6 – Assessment of Construction Phase In-combination Effects**

Technical Topic	Potential In-combination Effects	Mitigation Requirements
<b>1 – Land east of Tye Lane Walberton</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a moderately sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme and significantly alter the Landscape Character Area, and result in an in-combination effect, anticipated to be <b>Moderate Adverse (significant)</b>.</p>	A significant in-combination effect is anticipated. However additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.
<b>2 – Land east of Fontwell Avenue</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a moderately sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRow. Given the scale of the committed development, these effects are anticipated to result in an in-combination effect. <del>This effect is anticipated to be</del> <u>Provided that industry best practice measures are adhered to including the production of a Construction Traffic Management Plan detailing, but not limited to, deliveries to site, specified routes of construction traffic, vehicle and pedestrian routing and on-site parking arrangements the effect is anticipated to be <b>Slight Adverse (not significant)</b>.</u></p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
<b>3 – Bonhams Field</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to bats.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb bats. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRow. Given the scale of the committed development, these effects are not anticipated to a significant increase of effect compared to the Scheme in isolation. As a result, a <b>Neutral (Not Significant)</b> in-combination effect is anticipated.</p>	None required.
<b>4 – Land at former Eastergate Fruit Farm</b>		
Noise and Vibration	<p>As discussed in Chapter 7: Noise and Vibration, the Scheme will have a <b>Moderate Adverse</b> effect as a result of construction noise and a <b>Minor to Moderate Adverse</b> effect as a result of construction vibration.</p> <p>The committed development is likely to result in construction noise and vibration as a result of construction activities and demolition. Due to the proximity of the committed development to the Scheme this is likely to result in an in-combination effect on nearby receptors, namely residential properties on Barnham Road (west of the Halo site).</p> <p>A <b>Moderate Adverse</b> effect as a result of construction noise and vibration from the Scheme has been identified. Assuming the developer implements similar mitigation measures to that of the Scheme, additional intra-project effects with this committed development on sensitive receptors is not anticipated.</p>	It is assumed that in order to receive consent the developer will be required to implement similar mitigation measures to that of the Scheme. As a result, additional mitigation measures are not required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb SPI. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>5 – Pollards Nursery Lake</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a moderately sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>6 – Land west of Westergate Street and east of Hook Lane</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRow. Given the scale of the committed development, these effects are not anticipated to a significant increase of effect compared to the Scheme in isolation. As a result, a <b>Neutral (Not Significant)</b> in-combination effect is anticipated.</p>	None required.
<b>7 – Angels Nursery</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a moderately sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b> .	
<b>8 – Barnfield House</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPs, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>9 – Lillies</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPs, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.



Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>10 – Land south of Arundel Road</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. The committed development would have similar construction activities, though due to the small scale of the committed developments these are not anticipated to alter the significance of the residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a very minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme but be off a small enough scale to not result in a residual in-combination effect compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>11 – Former Lanes End House adjacent to West Walberton Lane &amp; Arundel Lane</b>		
Ecology and Nature Conservation	<p>discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. The committed development would have similar construction activities, though due to the small scale of the committed developments these are not anticipated to alter the significance of the residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a very minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme but be off a small enough scale to not result in a residual in-combination effect compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>12 – Land adjacent to Sunny Corner Copse Lane</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. The committed development would have similar construction activities, though due to the small scale of the committed developments these are not anticipated to alter the significance of the residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a very minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme but be off a small enough scale to not result in a residual in-combination effect compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
<b>13 – Land at Ford Airfield</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to bats.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb bats. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>14 – Wings Nursery Lidsey Road, Woodgate, PO20 3SU</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to bats.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb bats. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRoW diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads. Given the scale of the committed development, these effects are not anticipated to a significant increase of effect compared to the Scheme in isolation. As a result, a <b>Neutral (Not Significant)</b> in-combination effect is anticipated.</p>	None required.
<b>15 – Oldlands Farm, Steyning Way, Bersted, PO22 9NW</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to bats.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>Construction activities have the potential to kill, injure or otherwise disturb bats. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	
<p>Transport and Access</p>	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads. Given the scale of the committed development, these effects are not anticipated to a significant increase of effect compared to the Scheme in isolation. As a result, a <b>Neutral (Not Significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p><b>16 – Land west of Fontwell Avenue</b></p>		
<p>Noise and Vibration</p>	<p>As discussed in Chapter 7: Noise and Vibration, the Scheme will have a <b>Moderate Adverse</b> effect as a result of construction noise and a <b>Minor to Moderate Adverse</b> effect as a result of construction vibration.</p> <p>If the construction phase overlaps, the committed development is likely to result in construction traffic noise and vibration as well as noise and vibration as a result of construction activities and demolition activities. Due to the proximity of the committed development to the Scheme this is likely to result in an in-combination effect. Based on this, a <b>Minor Adverse (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p>Ecology and Nature Conservation</p>	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a minor sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRoW diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRoW. Given the scale of the committed development, these effects are not anticipated to a significant increase of effect compared to the Scheme in isolation. As a result, a <b>Neutral (Not Significant)</b> in-combination effect is anticipated.</p>	None required.
<b>17 – Arun District Strategic Housing Allocation – SD5</b>		
Noise and Vibration	<p>As discussed in Chapter 7: Noise and Vibration, the Scheme will have a <b>Moderate Adverse</b> effect as a result of construction noise and a <b>Minor to Moderate Adverse</b> effect as a result of construction vibration.</p> <p>At this time no residential development is proposed for the site. Any future potential development is likely to result in construction traffic noise and vibration as well as noise and vibration as a result of construction activities. Due to the proximity of the development to the Scheme this is likely to result in an in-combination effect. Based on this, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPis, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>The committed development is a moderately sized residential project and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme and significantly alter the Landscape Character Area, and result in an in-combination effect, anticipated to be <b>Moderate Adverse (significant)</b>.</p>	A significant in-combination effect is anticipated. However additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRow. Given the scale of the committed development, these effects are anticipated to result in an in-combination effect. <u>Provided that industry best practice measures are adhered to including the production of a Construction Traffic Management Plan detailing, but not limited to, deliveries to site, specified routes of construction traffic, vehicle and pedestrian routing and on-site parking arrangements</u> the effect is anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>18 – Arun District Strategic Allocation – SD7</b>		
Ecology and Nature Conservation	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to bats.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb bats. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme. As a result, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>19 – <u>Adjacent Proposed Scheme (Barratt David Wilson Homes Development)</u></b>		
Noise and Vibration	<p>As discussed in Chapter 7: Noise and Vibration, the Scheme will have a <b>Moderate Adverse</b> effect as a result of construction noise and a <b>Minor to Moderate Adverse</b> effect as a result of construction vibration.</p> <p>The construction programme for the Scheme (Chapter 3: Description of Scheme, Table 3-1) is 12 months. There is the potential for construction activities from this approved development may overlap with those associated with the Scheme, however timescales and activities for construction works are not known at this stage.</p> <p>The committed development is likely to result in construction noise and vibration as a result of construction activities and demolition. Due to the proximity of the committed development to the Scheme this is likely to result in an in-combination effect on nearby receptors, namely residential properties on Ewens Gardens and Murrell Gardens (east of the site).</p>	It is assumed that in order to receive consent the developer will be required to implement similar mitigation measures to that of the Scheme. As a result, additional mitigation

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>Once constructed, the noise barrier to the southern end of the Scheme has the potential to provide screening of construction activities taking place on the site of this committed development.</p> <p>A <b>Moderate Adverse</b> effect as a result of construction noise and vibration from the Scheme has been identified. Assuming the developer implements similar mitigation measures to that of the Scheme, additional intra-project effects with this committed development on sensitive receptors is not anticipated.</p>	<p>measures are not required.</p>
<p>Ecology and Nature Conservation</p>	<p>As discussed in Chapter 9: Ecology and Nature Conservation, the Scheme will have adverse residual effects of <b>Neutral to Slight Adverse</b> in the construction phase. Those residual effects of <b>Slight Adverse</b> relate to badgers, birds, HPs, bats, reptiles, invertebrates and other SPI.</p> <p>Construction activities have the potential to kill, injure or otherwise disturb protected and notable species. As the committed development would increase the volume and spatial extent of construction activities in comparison to the Scheme in isolation there is the potential for an in-combination effect to occur. The committed development construction activities are assumed to adhere to consistent mitigation measures as the Scheme and given the careful consideration that has gone into designing the ecological mitigation for the Proposed Scheme with respect to the proposed Barratts Development, a <b>Slight Adverse (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p>Landscape and Visual</p>	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Moderate Adverse</b> on Landscape Character Areas and <b>Slight to Large Adverse</b> effects on visual receptors.</p> <p>Committed development will materially alter the landscape character of the area from open fields to residential properties. Construction of the committed development is likely to be carried out alongside the construction of the Scheme. Construction activities of the Scheme (Phase 1) will interface directly with the committed development and is likely to be read collectively as one entity, resulting in an extended area of visual intrusion and change impacting primarily LCA 2 with reduced impacts on LCA1 and LCA3. Overall adverse effect will be experienced on the landscape character as a result of the presence of machinery and HGVs. This will impact upon the local landscape character, and short distance views from nearby receptors, particularly from Barnham Village interfacing the Site, properties on Fontwell Avenue, and properties on Eastergate Lane.</p> <p>The overall cumulative effect on landscape character and visual amenity is therefore considered to be of <b>Moderate (adverse)</b> significance, but temporary in nature.</p>	<p>A significant in-combination effect is anticipated. However additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.</p>



Technical Topic	Potential In-combination Effects	Mitigation Requirements
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are effects on surface water bodies, groundwater, water quality and flood risk.</p> <p>Construction activities associated with the committed development would increase the regional area of construction works, and the subsequent risk of flood risk. The nature of these activities would likely be similar in nature and as a result have similar residual effects associated with them such as accidental leaks and spillages to surface water. These effects are not anticipated to increase the significance of residual effects beyond the Scheme in isolation. As a result, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
Transport and Access	<p>As discussed in Chapter 10: Transport and Access, the Scheme will have a Slight Adverse residual effect on local road users and non-motorised users as a result of construction traffic and PRow diversions.</p> <p>Construction activities associated with the committed development would increase the volume of construction traffic using the roads and may lead to additional diversions to PRow. Given the scale of the committed development, these effects are anticipated to result in an in-combination effect. <u>Provided that industry best practice measures are adhered to including the production of a Construction Traffic Management Plan detailing, but not limited to, deliveries to site, specified routes of construction traffic, vehicle and pedestrian routing and on-site parking arrangements</u> the effect is anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.

**Table 14-7 – Assessment of Operational Phase In-combination Effects**

Technical Topic	Potential In-combination Effects	Mitigation Requirements
<b>1 – Land east of Tye Lane Walberton</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b> .	
<b>2 – Land east of Fontwell Avenue</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Moderate Adverse (significant)</b>.</p>	A significant in-combination effect is anticipated. However, additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p> <p>The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. As a result of the scale of the committed development, these effects are anticipated to result in a <b>Slight Adverse (not significant)</b> in-combination effect.</p>	None required.
<b>4 – Lane at former Eastergate Fruit Farm</b>		
Landscape and Visual	As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>The committed development is a minor scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	
<p>Water Resources and Flood Risk</p>	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p> <p>The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. These effects are of a nature and scale to not result in a significant increase in residual effects compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p><b>5 – Pollards Nursery Lane</b></p>		
<p>Landscape and Visual</p>	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	<p>None required.</p>
<p>Water Resources and Flood Risk</p>	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p> <p>The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. These effects are of a nature and scale to not result in a significant increase in residual effects compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p><b>6 – Land west of Westergate Street and east of Hook Lane</b></p>		

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>7 – Angels Nursery</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>8 – Barnfield House</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a minor scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>9 – Lillies</b>		

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a minor scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
<b>10 – Land South of Arundel Road</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a very minor scale residential development which would introduce built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. These changes are not anticipated to result in a significant change to landscape and visual receptors compared to the Scheme in isolation, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>11 – Former Lanes End House adjacent to West Walberton Lane &amp; Arundel Lane</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a very minor scale residential development which would introduce built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. These changes are not anticipated to result in a significant change to landscape and visual receptors compared to the Scheme in isolation, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>12 – Land Adjacent to Sunny Corner Copse Lane</b>		

Technical Topic	Potential In-combination Effects	Mitigation Requirements
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a very minor scale residential development which would introduce built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. These changes are not anticipated to result in a significant change to landscape and visual receptors compared to the Scheme in isolation, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	None required.
<b>16 – Land west of Fontwell Avenue</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a minor scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	None required.
Water Resources and Flood Risk	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p> <p>The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. These effects are of a nature and scale to not result in a significant increase in residual effects compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect in anticipated.</p>	None required.
<b>17 – Arun District Strategic Housing Allocation – SD5</b>		
Landscape and Visual	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> on Landscape Character Areas and <b>Neutral to Large Adverse</b> effects on visual receptors.</p>	None required.

Technical Topic	Potential In-combination Effects	Mitigation Requirements
	<p>At this time no residential development is proposed for the site. Any future potential development would be a moderate scale development and will see construction phase activities of a similar nature to the Scheme taking place in the same Landscape Character Areas of the Scheme. These activities would be visible to visual receptors affected by the Scheme and have the potential to alter the Landscape Character Area, and result in an in-combination effect, anticipated to be <b>Slight Adverse (not significant)</b>.</p>	
<p>Water Resources and Flood Risk</p>	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p> <p>The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. These effects are of a nature and scale to not result in a significant increase in residual effects compared to the Scheme in isolation. As such, a <b>Neutral (not significant)</b> in-combination effect is anticipated.</p>	<p>None required.</p>
<p><b>19 – Adjacent Proposed Scheme (Barratt David Wilson Homes Development)</b></p>		
<p>Landscape and Visual</p>	<p>As discussed in Chapter 10: Landscape and Visual, the Scheme will have a range of adverse effects on Landscape and Visual receptors. These effects are <b>Slight to Moderate Adverse</b> effect on Landscape Character Areas (year 1 and year 15) and <b>Neutral to Large Adverse</b> on visual receptors.</p> <p>The committed development is a moderate scale residential development which would introduce significant built form to the landscape, extending the urban footprint of settlement and altering views of the landscape. The committed development as a result will have an in-combination effect, anticipated to be <b>Moderate Adverse (significant)</b>.</p>	<p>A significant in-combination effect is anticipated. However, additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.</p>
<p>Water Resources</p>	<p>As discussed in Chapter 11: Water Resources and Flood Risk, the Scheme will have <b>Neutral to Slight Adverse</b> residual effects on water and flood risk receptors. Effects with <b>Slight Adverse</b> residual effects are that of contamination of surface water bodies, effects on water quality and flood risk.</p>	<p>None required.</p>

Technical Topic	Potential In-combination Effects	Mitigation Requirements
and Flood Risk	The operational committed development will see increased vehicle traffic and numbers as well as an increased impermeable surface with implications on flood risk. As a result of the scale of the committed development, these effects are anticipated to result in a <b>Slight Adverse (not significant)</b> in-combination effect.	



## Summary

14.4.16 **Tables 14-8 and 14-9** below summarise the Inter-Project effects in each phase of the Scheme. An overall in-combination effect is given for each environmental topic. This overall in-combination effect is based on the assumption that all committed developments were constructed.

**Table 14-8 – Summary of Construction Phase Inter-Project Effects**

<b>Environmental Topic</b>	<b>Inter-Project Effects range for committed developments</b>	<b>Overall Inter-Project effects</b>	<b>Mitigation Requirements</b>
Noise and Vibration	Committed developments 4, 16-17 and 19 - Slight Adverse	Slight Adverse (not significant)	None required.
Ecology and Nature Conservation	Committed developments 1-9, 13-14 and 16-19 – Slight Adverse  Committed developments 10-13 and 15 – Neutral	Slight Adverse (not significant)	None required.
Landscape and Visual	Committed developments 1 and 17 – Moderate Adverse  Committed developments 2, 4-9, 16 and 19 – Slight Adverse  Committed developments 10-12 - Neutral	Large Adverse (significant)	A significant in-combination effect is anticipated. However additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.
Water Resources and Flood Risk	Committed developments 2, 4-5, 16 and 19 – Neutral  Committed development 17 – Slight Adverse	Slight Adverse (not significant)	None required.
Transport and Access	Committed Development 3, 6, 14, 15 and 16 - Neutral  Committed Developments 2, 17 and 19 – Slight Adverse	Slight Adverse (not significant)	None required.

**Table 14-9 – Summary of Operational Phase Inter-Project Effects**

<b>Environmental Topic</b>	<b>Inter-Project Effects range for committed developments</b>	<b>Overall Inter-Project effects</b>	<b>Mitigation Requirements</b>
Landscape and Visual	Committed developments 1, 4-9 and 16-17 – Slight Adverse Committed developments 2 and 19 – Moderate Adverse Committed developments 10-12 - Neutral	Large Adverse (significant)	A significant in-combination effect is anticipated. However additional mitigation is not appropriate as landscape mitigation would be incorporated into the design of the Scheme and the committed development separately.
Water Resources and Flood Risk	Committed developments 2 and 19 – Slight Adverse Committed developments 4-5 and 16-17 - Neutral	Slight Adverse (not significant)	None required.

## 14.5 ADDITIONAL MITIGATION REQUIREMENTS

14.5.1 The assessment of inter-project and intra-project effects has confirmed that no additional mitigation is required for the Scheme as a result of cumulative effects.

## 14.6 LIMITATIONS AND ASSUMPTIONS

14.6.1 Intra-Project Effects:

- The assessment of intra-project effect interactions resulting from the Scheme has considered the residual effects on common sensitive receptors in both the construction and operational phases. There is an assumption that mitigation measures outlined in the respective chapters will be fully incorporated to mitigate the corresponding adverse effects resulting from the Scheme.

14.6.2 Inter-Project Effects

- The assessment of inter-project effects has been limited to publicly available information at the time of writing and information obtained and highlighted as a result of consultation with ADC;
- When considering the Scheme, the assessment took into consideration the ES only, no other planning application documentation was considered;
- For the purposes of the assessment, professional judgement and a ‘worst case scenario’ were used when there was a lack of certainty and information relating to committed development; and
- In the absence of information and assessments of committed developments, it was assumed that the developers would implement similar mitigation measures to that of the Scheme.

## 14.7 REFERENCES

- Reference 14.1 – The Environmental Impact Assessment Directive (85/337/EEC) 2009 (as amended)
- Reference 14.2 – The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017
- Reference 14.3 – Standards for Highways (2008) Design Manual for Roads and Bridges (DMRB) Volume 11, Section 2 Part 5 (HA 205.08)
- Reference 14.4 – Arun District Council (2018) Arun Local Plan 2018 [available at: <https://www.arun.gov.uk/adopted-local-plan/>]



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