WEST SUSSEX COUNTY COUNCIL **DATE: 28th April 2010**
INFRASTRUCTURE CONSULTATION

FROM: **Local Development Division** **TO:** **Arun District Council**
FAO: **Neil Crowther**

SUBJECT: **A/53/10/EIS - Scoping Opinion for mixed use development to include residential housing (including affordable), employment & community uses, plus public open spaces.**

Land between, Weavers Hill, A280 and High Street, Angmering Bypass, Angmering, West Sussex

CONSULTATION DATE: **8/04/2010**

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

The County Council have considered this request for a Scoping Opinion in terms of the potential impacts on local Ecology, Landscaping, Archaeology and Highways and Transportation.

The Scoping Opinion concerns a potential development of approximately 11.6ha of land between Weavers Hill (A280) and High Street Angmering. The proposals are for a mixed use development however, no details are available regarding the potential layout of the development. As such, these comments are based on the details provided.

The applicants have provided a Scoping report that identifies the requirement for a full Environmental Impact Assessment. In the Scoping Report a number of sub topics are identified and the County Council agree that any resulting EIA should include detailed studies regarding Landscape and Visual Assessment, Traffic and Transportation Assessment, Archaeology and Historic Environment Assessment and Ecology and Biodiversity Assessment amongst other that will be required by other consultees.

The following comments provide an overview of the key issues raised in relation to these individual assessments.

Ecology
Within the potential area of the proposed development a number of areas of ecological interest and protected species are recorded.

Full ecological survey will be required to support the application with particular attention to protected species in accordance with ODPM Circ 06/2005 para 98 & 99.

Ecological enhancement and ecologically biased green infrastructure will be required to be designed into the site in accordance with PPS9 paragraphs 12 & 14, South East Plan CC8 & NRM5viii.

Development will be expected to accord with Arun DC policies GEN7 & GEN29.

The applicants are encouraged to approach the County Council for formal Pre-Application Discussions to inform the development of the site.

Landscape
The site plan provided is a photocopy so no redline visible. The County Landscape Architect has based comments on a guessed outline which includes all land between the A280 and the High Street.

The scoping report is generally sound from the County Council's viewpoint with the following comments -

The reference to the Historic Landscape Character Study. Information about the site would be available from the County Council Environment and Heritage Team.

The above study should be considered in the development of the sites Landscape and Visual Assessment as there are remnants of Early post medieval (c1500) field patterns to the north of the site along the existing stream.

There are significant potential connections to existing PROW to the north and east and consideration should be given to the retention and enhancement of these facilities. The applicants should liaise with the County Public Rights of Way team in respect of the impact on the Right of Way network in the vicinity of the site.

The scoping report does not include a Green Infrastructure assessment of the site. As highlighted in the Ecology response the applicants should ensure the inclusion of this at this early stage of the proposal to ensure compliance with current legislation (SEP Policy CC8) and would also reflect the significance/size of the proposed development together with it's potential impact.

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Archaeology
Having read the RPS March 2010 Scoping Report the County Archaeologist notes that the section 'Archaeology and Historic Environment' recognises that there may be high potential for buried archaeological remains based on previous archaeological investigation undertaken in advance of the construction of the Angmering by-pass.

The RPS report proposes that a desk based assessment (DBA) should be prepared but raises the question of availability of the Sussex Historic Landscape Characterisation survey and written reports on the results of the archaeological work carried out by Oxford Archaeology in advance of the construction of the Angmering by-pass. The Sussex HLC (though not available on-line or in published form at the moment) is available through the West Sussex Historic Environment Record and the reports have been scanned and are also available either through the Historic Environment Record or at public libraries in West Sussex.

In accordance with PPS5 policy HE6.1, the County Archaeologist recommends that a DBA should be prepared based on information available to the Historic Environment Record and from other sources such as the NMR, West Sussex Record Office and other archives and repositories as appropriate. In addition, as the scoping report acknowledges the high potential of the site, it is recommended that a field evaluation should be undertaken and that the results should be set out together with other information supporting the application (within the design and access statement) so that the impact upon historic environmental assets can be considered at the determination

stage (see policy HE6.2 and HE8.1and PPS5 Historic Environment Planning Practice Guide paragraphs 62 and 84) and if appropriate amendments made to the master plan layout or foundation design to enable any particularly significant remains to be retained in situ (see PPS5 policy HE12.1).

Having assessed and evaluated the impact of the development proposals upon the site, further archaeological intervention may be required after planning permission is given to mitigate the impact of the proposal by recording any assets before loss by development (see policy HE12.3) and enable the results to be made publicly available. The applicants will be expected to provide a written scheme of investigation (WSI) with the application before determination (see HE12.3 and Planning Practice Guide paragraph 140) setting out how this post-determination work is to be3 carried out.

In assessing the scope of evaluation and recording works the applicant and their agents should also bear in mind the potential for palaeo-environmental and geo-archaeological evidence from deposits associated with the course of the stream/ rife system immediately north of Avenals Farm, which feeds into the Black Ditch, and consider the most appropriate method for sampling and analysis.

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Highways

The applicants have identified a number of key points that will require detailed investigation to determine the highways and transport implications of the proposed development. The key points set out in the Scoping Report are agreed by the County Council and will require the development of a detailed Transport Assessment to support the proposals and identify any required mitigation measures.

The Transport Assessment will need to conform to the current West Sussex Transport Assessment Methodology (available on the County Council website).

The Transport Assessment will need to be supported by a detailed Travel Plan to encourage and facilitate travel by sustainable modes of transport for all land uses proposed within the site. Suitable infrastructure to support and encourage walking and cycling will be require. The Travel Plan will need to be agreed and implemented in accordance with the advise of the County Council Travel Planning Officer.

The site layout and access will need to conform to the current design guidance with regard to Manual for Streets and Design Manual for Roads and Bridges. The Site access will need to achieve visibility splays suitable for the recorded road speed and the form of the access will need to take a account of the potential traffic generation and current / future levels of traffic on the adjacent highway.

Any identified off-site highway works to mitigate the traffic impact of the development will need to comply with current design guidance.

The site access and any off-site works will need to be supported by a Stage 1 Road Safety Audit and Designers Response as set out in the current West Sussex County Council Safety Audit Policy (available on the County Council website).

All access and off-site highway works will need to be supported by a full Design Audit to ensure the layout accords with the relevant design guidance and any departures from standards will need to be identified and will need to be agreed through the Safety Audit process.

The extent of the site to be considered for adoption as publicly maintainable highway will need to be identified and the materials and specification will need to be detailed with any detailed highway layouts.

All access / adoptable highway and off-site highway works will need to be the subject of S278 / S38 Agreements and technical approvals.

The applicants are encouraged to approach the County Council for formal Pre-Application Discussions to inform the development of the site.

Section 106 Agreements
Any subsequent application will be the subject of S106 Service and Infrastructure Contributions to address Education, Waste, Libraries, Fire and Rescue and Highways infrastructure requirement to mitigate the impact of the development on local County Council services.

The County Council website provides contributions calculators to identify the likely level of contributions that may be required.

The applicants are encouraged to approach the County Council for formal Pre-Application Discussions to inform the development of the site.

The County Council operate a formal Pre-Application Policy that would allow the applicants to discuss the proposals in detail through the development / Masterplanning of the scheme. This would allow the County Council to positively influence the proposals pre-application to ensure that the final submitted scheme does not raise any unexpected issues.

Details of the Pre-Application Policy are available on the County Council website and would provide for professional input from County Ecologist, County Landscape Architect, County Archaeologist and County Highways and Transport Officers.

The applicants are encouraged to approach the County Council for formal Pre-Application Discussions to inform the development of the site.

Paul Jackson-Cole
Local Development