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Ms Hilary Degnan
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Suites 55 & 58
Cherry Orchard East
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SN2 8UQ

6th May 2010

Your Ref: JWS.1074

Our Ref: A/53/10/EIS

Please ask for:
Neil Crowther
Planning Services
Direct Line: (01903) 737839

Dear Ms Degnan

EIA Request for Scoping Opinion at Weavers Hill, Angmering
A/53/10/EIS

I write with reference to the above submission dated 1 April 2010. You will have seen the full responses to this request on the Council's website already and I do not propose to provide these again but they should be read as attachments to this letter. I have attempted to summarise these comments but please also refer to these in full as they provide more detail concerning the content and scope of the EIA and the content of the Environmental Statement (ES). Below I set out the Council's formal Scoping Opinion.

Content

Construction impacts are correctly identified as a specific chapter. The Scoping Report is not specific on this subject and specific mention is made at this stage to the ES considering the method of controlling site drainage at the site during demolition and construction to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal. This should include consideration of sediment runoff, safe storage of above ground fuel/chemical stores etc and a method statement produced including pollution prevention measures on site.

The scope of the Sustainability Statement should include information on services, levels of consumption, use of natural resources, renewable energies etc which will refer to sustainability measures and how you will achieve the required standards. Water resources and water efficiency should also be considered within the Statement.

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Water, Flooding & Drainage

A Flood Risk Assessment would be required in accordance with PPS25 and flood zones should be defined as part of the EIA. A Drainage Strategy should be incorporated as part of this within the ES.

The watercourse referred to in paragraph 3.27 is the Black Ditch. This is classed as a main river under the jurisdiction of the Environment Agency (EA). There is an 8m bylaw distance, where any works would require the prior consent of the EA.

Drainage problems and historic flooding on Water Lane should be considered in any assessment. Permeability testing on the site is also recommended.

A detailed design and method statement which specifically details the water quality improvements that SUDS on this site can achieve should accompany the ES chapter.

The EIA should look at the available treatment capacity at receiving wastewater treatment works, ensure that that there is available capacity in the sewerage network for foul flows from the proposed development and consider the sustainable disposal of water.

Archaeology & Historic Environment

The Sussex Historic landscape Characterisation study is available through the West Sussex Historic Environment Record or at public libraries in West Sussex.

It is recommended that archaeological field evaluation be undertaken and that the results be set out. You will be expected to provide a written scheme of investigation within the application submission setting out how post-determination work is to be carried out.

Ecology & Biodiversity

Phase 2 protected species surveys will be required that will need to be carried out at the requisite time of the year. Obviously, the conclusions of these surveys may require mitigation measures to be proposed. There are records of water voles on the Black Ditch.

If any protected species are found, the ES should include details of:

- The species concerned;
- The population level at the site affected by the proposals;
- The direct and indirect effects of the development upon that species;
- Full details of any mitigation or compensation that might be required;
- Whether the impact is acceptable and/or licensable.

In addition, ornithological, botanical and invertebrate surveys should be carried out at appropriate times of the year and the ES should include an assessment of impacts on water and wetland habitats in and adjoining the site.

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Habitat enhancement and creation are considered to be critical elements of any scheme of this scale and these should be included within the ES and be an intrinsic part of the proposals.

Transportation

The Transport Assessment will need to be supported by a detailed Travel Plan.

Landscape & Visual Impacts

Details regarding local landscape character areas should be mapped at a scale appropriate to the development site and any relevant management plans or strategies pertaining to the area. The ES should include assessments of visual effects on the surrounding area and landscape together with any physical effects on the development, such as changes in topography and a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies.

The ES should include details of both summer and winter photographs within the visual assessment from the main points that should be agreed with the LPA.

Green Infrastructure strategies should be included for both within the site and to encourage access to the countryside.

The Tree and Hedgerow Survey and Arboricultural Impact Statement should also include an assessment of existing hedgerows in respect on whether they are 'important' or of ecological value.

National Park

Section 62 of the Environment Act requires that any development affecting a National Park should have regard to the Park purposes. These are:

i. to conserve and enhance the natural beauty, wildlife and cultural heritage; and

ii. promote opportunities for understanding and enjoyment of the special qualities of area by the public.

The ES should include a full assessment of any possible visual impacts on this designated landscape.

Cumulative Effects

The ES should include an impact assessment to identify, describe and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. To carry out the assessment of cumulative and in-combination effects, the following types of projects should be included (subject to the availability of information):

i. Existing completed projects

ii. Approved but uncompleted projects

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iii. Ongoing activities

iv. Plans or projects for which an application has been made and which are under consideration by the consenting authorities

v. Plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

This is likely to include projects within the adjoining Worthing Borough and specific reference can be made at this stage to proposals at Titnore Lane, Worthing.

I trust the above provides you with sufficient comment on the requirements for the formal ES submission. However, if you require any further information please contact me.

Yours sincerely

Neil Crowther
Strategic Development Planner

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