



**OLDLANDS FARM BUSINESS PARK, BOGNOR REGIS
ENVIRONMENTAL STATEMENT VOLUME 1**

14. Summary

Introduction

- 14.1 An Environmental Impact Assessment (EIA) has been undertaken to assess the main environmental effects of the Proposed Development of a food store and business park at land at Oldlands Farm, Bognor Regis.
- 14.2 The results of this assessment have been collated into an Environmental Statement (ES) that has been submitted with the planning application for the scheme.

Site Location

- 14.3 The Site covers an area of approximately 8.8 hectares and comprises undeveloped agricultural land situated on the north eastern outskirts of Bognor Regis

Proposals

- 14.4 The Proposals comprise mixed-use employment (Use Class B1, high quality business park comprising up to 19,500 sqm gross floorspace) and retail (Use Class A1 grocery store of up to 4,459 sqm net sales area), together with parking, new highway and associated servicing, infrastructure and landscaping.
- 14.5 The principle access into the Site has been predetermined by the location and design of the northern relief road. With the formation of this new relief road access into the Site is provided by way of a central spine road offering generous proportioned landscaping margins, pedestrian footpaths and cycle ways together with central landscaped reservation all forming an attractive avenue into the development.
- 14.6 This will provide access to large serviced plots for prestige buildings aimed at major occupiers to be set in their own landscaped estate. The main avenue in turn leads to a central roundabout, which forms the hub of the internal road network. From this hub access can be gained to smaller business unit sites and the Asda food store.
- 14.7 The Asda food store sits at the key flagship location adjacent to the existing roundabout on the A29. Here it is proposed that a generous area of landscaping left between the store and road is sculptured into a feature, which could contain Park signage or a piece of public art.
- 14.8 A major feature of the development is the desire to bring public transport into the Site. This has been included in the layout by the provision of a dedicated bus route from the A29 through the development to the highway hub in the centre of the Site. This route will, if taken up by the bus operators, be able to serve both the offices and food store offering an alternative means of travelling to the development.
- 14.9 A network of pedestrian and cycle routes are also proposed linking the various plots with the existing highways network and proposed cycleway initiatives through safe landscaped corridors.



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Alternatives

- 14.10 The land at Oldlands Farm is allocated under Policy Site 5 for commercial development (11.2 hectares) and under Policy Site 6 for a high quality Business Park (11.25 hectares), with land reserved for an extension to the Business Park (11.8 hectares), subject to resolution of flood issues.
- 14.11 Policy Site 6 advises that the development should accommodate uses generally falling within Classes B1, although uses falling within Classes B2 and B8 will be permitted if they contribute to the regeneration objectives for Bognor Regis and are of a high quality. Further information is provided within section 7 of the Planning Policy Context chapter.
- 14.12 The proposed food store provides the enabling element of the Proposals for the delivery of the wider Business Park. A detailed sequential test has been undertaken as part of the planning process, which has considered suitable retail sites in the area. This is discussed further in the Planning Policy Context chapter.

Planning Policy Context

- 14.13 Arun District Council has had aspirations for a "high quality" business park development at Policy Site 5 and Site 6 since the early 1980s and Oldlands Farm is allocated for this use in the Adopted Local Plan (2003). Such a proposal is consistent with the Council's wider aspirations for the regeneration of Bognor Regis and to achieve a step-change in employment and earnings within the sub-economy.
- 14.14 There is a pressing need to provide greater choice and competition within the grocery sector serving Bognor Regis and the surrounding area because Tesco dominates the local market with some 56.5% of all convenience expenditure. In total, Tesco stores within and beyond the area capture some 50% of the total available convenience spend.
- 14.15 The application proposals are for a mixed-use employment (Use Class B1, high quality business park comprising up to 19,500 sqm gross floorspace) and retail (Use Class A1 grocery store of up to 4,500 sqm net sales area) scheme, together with parking, new highway and associated servicing, infrastructure and landscaping.
- 14.16 A speculative office unit of 1,100 sq m will be constructed: This will be made available at the same time that the foodstore opens. All of the remaining development plots will be serviced, thereby encouraging businesses to come to Bognor Regis.
- 14.17 The viability analysis that is submitted with the planning application demonstrates that development of a high quality business park by itself is not viable. As funding is not available from the public sector to facilitate this development, some form of enabling development is required to realise an important objective of the development plan.
- 14.18 As noted, there is a compelling quantitative and qualitative need for a new grocery store in Bognor Regis. The quantitative case is the over-trading of the existing Tesco store at Shripney and the significant leakage of expenditure to stores at Chichester and Littlehampton. The qualitative case is to relieve the overtrading of the Tesco store on Shripney Road, stem the leakage of trade away from Bognor Regis and provide the choice and competition which are key objectives of PPS6.
- 14.19 There is not a sequentially preferable site that is suitable, available or viable for the proposed grocery store. St Modwen's proposals for mixed-



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use regeneration do not make provision for a large foodstore of the scale needed to compete with Tesco at Shripney Road and stem the leakage of trade. It is assumed that a small convenience store might form part of those proposals, however it would be of a scale and carry a smaller range of goods, such that it would not be effective choice and competition to Tesco which dominates convenience shopping in Bognor Regis and its immediate surrounding area.

- 14.20 The proposal will not harm the town centre nor undermine the Council's initiatives for the regeneration of Bognor Regis town centre or any other centre. Most of the impact will fall on the Tesco store which is close to Oldlands Farm and on stores outside of Bognor Regis.
- 14.21 In summary, the proposed development is consistent with the development plan and national planning policy guidance, and is therefore commended to Arun District Council.

Sustainability

- 14.22 Sustainability is an essential consideration in the design and construction of the Proposed Development. The design strategy has been developed in order to identify the potential impacts of the development and the opportunity of implementing high quality and sustainable energy measures in order to reduce the adverse impacts of the development on the environment and existing community.

Socio-Economic Issues

- 14.23 The Socio Economic assessment identified the potential effects that may arise from the Proposed Development. The following impacts have been identified as been relevant to the construction and operational phases of the development:
- Employment Impacts;
 - Impacts on local Retail Expenditure;
 - Demographic Impacts; and
 - Effects on crime.
- 14.24 The Proposed Development will provide up to 1,200 operational jobs which will assist in creating new jobs, attracting future investment and broadening the employment base of the area.
- 14.25 The overall impact on the socio-economic situation in the area is considered to be positive.
- 14.26 The construction phase is expected to last through to 2025 providing up to 110 temporary jobs through to 2011 and a constant stream of between 20-40 jobs through to 2025.
- 14.27 The operational phase will see the provision of 1,200 permanent jobs provided with full operation of the business park. This is considered to be of major beneficial significance.
- 14.28 The predicted effects on crime are assessed to be negligible with the implementation of mitigation measures.

Archaeology & Cultural Heritage

- 14.29 It is likely that Palaeolithic artefacts exist in low density within the deposits that are found below the brickearth on the Site. Further information on the

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depth at which the ground where the deposits may occur will be obtained from further evaluation work, if an initial study of the likely impact depths of the Proposed Development suggests deep impacts are probable. If further evaluation works are required, the scope of these will be agreed with the County Archaeologist.

- 14.30 A previous evaluation by trial trenching has identified archaeological features within the north-western corner of the Site comprising a Bronze Age ditch, and two ditches and a post-hole of Romano-British date. The extent and character of this activity within the Site is uncertain. A programme of further evaluation will be agreed with the County Archaeologist.
- 14.31 Now-removed ridge and furrow earthworks, dating to the post medieval or modern period, have been identified within the Site. There is some potential for the survival of evidence of these features below-ground. The proposed development will replace the southern boundary of the Site. The boundary is depicted on a map of 1778 and may be considered of some cultural heritage value by the Local Authority. The residual impact upon any surviving below-ground evidence of ridge and furrow earthworks, and the southern Site boundary, is likely to be of neutral or slight significance.
- 14.32 It is not anticipated that the Proposed Development will impact upon the five Listed buildings recorded within the study area. These buildings were not visible from the Site during the Site visit, as such the significance of the impact is considered to be neutral.

Ecology and Nature Conservation

- 14.33 The area to be affected by the proposals is of limited ecological value. The species recorded can be described as common or abundant in similar places across much of the region.
- 14.34 No protected species have been recorded within the Site during the Phase I Habitat Survey and protected species walkover. The consultation response from Sussex Biological Records Centre shows that there are no protected species on the Site, although a number exist within a 2 km radius of the Site, including water vole and potentially bats, appropriate mitigation has been provided to minimize disturbance.
- 14.35 The majority of the Application Area will be affected by the proposals; this is predominantly arable land of low to intermediate ecological value of which there is similar habitat to the north and east of the Site. Landscaping of parts of the application area and the wider Oldlands Farm site area been recommended and if these areas are designed and managed effectively, their nature conservation value could be enhanced to benefit a range of common species.
- 14.36 Ecological enhancement measures and management methods will be designed to ensure that the ecology of the Site and surrounding area is protected during construction and enhanced once the Site is operational. The potential ecological impacts of the Proposed Development will be assessed and mitigation measures included in relation to the proposed use of the Site.
- 14.37 Following mitigation and habitat enhancement strategies, the Proposed Development will have a negligible effect on ecology and nature conservation.



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Water Resources

- 14.38 The key construction impacts were considered to be contamination arising from general construction drainage and potential groundwater interruption during construction. All construction activities will be carried out in accordance with the EA's pollution prevention guidelines, notably PPG6 'Working at Construction and Demolition Sites'. This will reduce the risk of surface water or groundwater contamination during construction. It was considered possible that groundwater would be encountered during excavations for the proposed development. However, the impact on groundwater is considered to be minor and any water encountered during excavations will be managed in the same way as surface water. Therefore, it is considered that the residual impact from construction activities will be negligible.
- 14.39 The key operational impacts were considered to be surface water management, flood risk, contamination of groundwater from site drainage, increased water consumption and increased foul drainage demand. The Flood Risk Assessment (FRA) concluded that the site was located within the Zone 2 and 3 floodplains, due to the presence of tidal flood defences. All buildings will have finished floor levels of 2.42 m AOD. The climate change corrected (20%) 1 in 100 year flood level for the Lidsey Rife is 1.82 mAOD. Therefore, all buildings will be above the 100 year flood level for the lifetime of the development and will not be a risk from flooding. Therefore the residual impact from flood risk is negligible.
- 14.40 The FRA also undertook an assessment of surface runoff rates before and after development of the site. The assessment concluded that the development proposals would give rise to an increase in surface runoff. However, the increase in surface runoff will be managed through the use of an attenuation basin which will be designed to manage surface runoff to achieve greenfield runoff rates from the site. Therefore, the residual impact on surface runoff rates generated by the development is negligible.
- 14.41 The site is located on a major aquifer, which makes the groundwater particularly sensitive to any pollution incidents. However, the development will not be discharging directly into the groundwater; therefore the impact is negligible.
- 14.42 The proposed development will increase the number of occupants using the site and will therefore increase the water demand. However, the increase in water demand will be offset through the use of water efficiency measures such as low flow taps, dual flush toilets. The mains water provider (Portsmouth Water) has been consulted and has confirmed that they will be able to service the development and they have not identified any supply issues. Therefore, the residual impact is negligible / minor adverse.
- 14.43 The proposed development will also lead to an increase in the foul drainage requirements when compared to the existing situation. However, Southern Water has been consulted and has agreed that they have the capacity to accommodate the increase in demand. Therefore the residual impact on foul drainage is negligible / minor adverse.
- 14.44 Therefore, the overall impact of the development following mitigation is negligible.



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Transport

- 14.45 The development site is located between the built up area of Bognor Regis and the proposed relief road which has planning permission.
- 14.46 The Site is allocated for a business park within Arun District Local Plan Policy Site 6.
- 14.47 The proposals comprise a business park of 19,500 sqm and an Asda foodstore.
- 14.48 The pedestrian and cycle environment will be enhanced with an internal network of pedestrian and cycle routes linked to the existing external network.
- 14.49 Improvements will comprise improved crossing facilities on Steyning Way and Shripney Road.
- 14.50 Bus services will be diverted into the Site using a bus only corridor within the Site and therefore minimising the diversion for the bus route.
- 14.51 The road network and junctions will cater for anticipated traffic in early years of the development. It will be necessary to reassess the Rowan Way /A29 roundabout once the relief road is open in order to check whether mitigation measures are necessary at that junction.
- 14.52 The assessment includes the cumulative Impact of the proposed residential developments in Feltham and Bersted.

Noise

- 14.53 The potential noise and vibration impact of the Proposed Development on existing sensitive receptors in the vicinity of the Site has been assessed during both the construction and operational phases.
- 14.54 The significance of potential impacts on the nearest sensitive receptors during construction works are negligible.
- 14.55 Accurate assessment of the building services plant cannot be undertaken as the relevant data, such as specification of plant, location, fixings and operation are not generally available at this stage in the masterplan process. However, in order to ensure that no adverse impacts are experienced by nearby residents, plant noise criteria have been recommended. These levels are based on the existing average background noise level as measured at the time of the survey.
- 14.56 Recommendations have also been made to control the potential noise impact from noise due to night-time deliveries and vehicle movements associated with the proposed commercial elements of the proposed development.
- 14.57 The cumulative impacts of a number of other consented residential schemes, including the proposed relief roads have also been assessed for the opening year of 2025.
- 14.58 With the implementation of the recommended mitigation measures there will be no residual impacts, except for the future cumulative road traffic noise impacts.



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Air Quality

- 14.59 The air quality impacts associated with the construction and operation of the proposed Oldlands Farm Business Park have been assessed. Existing conditions within the study area show acceptable air quality, with concentrations all below the air quality objectives.
- 14.60 The operational impacts are principally those associated with road traffic emissions. The impacts of altered traffic on local roads with the Proposed Development have been assessed. Concentrations have been modelled for seven worst-case receptors, representing properties and caravan plots where impacts are expected to be greatest.
- 14.61 The impacts of road traffic emissions have been modelled, using a standard approach, and it is concluded that concentrations of nitrogen dioxide and PM₁₀ would remain below the objectives in 2007, whether the Proposals are developed or not. This is consistent with the outcome of the reviews and assessments prepared by Arun District Council, which have concluded that exceedences of the nitrogen dioxide objective are unlikely in this area.
- 14.62 Because of changes to local traffic flows, the Proposed Development would increase concentrations at some locations and lead to reduced concentrations at other locations. The predicted changes are judged to be, at most, very small, and all of the impacts are judged to be negligible.
- 14.63 It is concluded that road traffic emissions do not provide any constraints to the Proposed Development.
- 14.64 The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emission. Even with these measures in place, there is a risk of occasional dust soiling impacts to properties adjacent the Site. Any effects will be temporary and relatively short lived, and will only arise during dry weather with the wind blowing towards a receptor, at a time when dust is being generated and mitigation measures are not being fully effective. The overall impacts during construction are judged to be minor adverse.

Landscape & Visual Issues

Landscape and Landscape Character Impacts

- 14.65 There will be no significant impact on national or county landscape character, or that of the South Downs AONB as a result of the proposals. There will be a moderately significant impact on the local landscape character of the Site, due to extension of the existing urban area. However, this will be mitigated by high quality building and landscape design, including substantial new tree and hedgerow planting.
- 14.66 There will be a moderately significant impact on the landscape pattern, land use and tranquillity of the Site, however, there will be no loss of trees, and very little loss of hedgerow, with proposed planting bringing about a moderately significant landscape benefit.



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Visual Impacts

- 14.67 There will be no significant adverse visual impacts arising as a result of the construction works or on completion of the development.
- 14.68 Some moderately significant adverse visual impacts have been identified during construction and at completion. However, as a result of the proposed landscape mitigation measures, none will remain 20 years after completion.

Agricultural Circumstances

- 14.69 This chapter assessed the effects on soil resources and agricultural businesses of the development of 8.8 hectares of agricultural land.
- 14.70 The Proposed Development will involve the irreversible loss of 8.8 hectares of agricultural land, of which 7.9 hectares comprises of Grade 1 land i.e. "best and most versatile agricultural land". The magnitude of the impact is deemed to be minor negative and the significance of the loss is minor adverse. National planning policy set out in PPS 7 states that "it is for local authorities to decide whether best and most versatile agricultural land can be developed". Due consideration has been given to the development of this area of "best and most versatile" agricultural land, both during the Local Plan review and the Local Plan Inquiry.
- 14.71 The site forms part of a substantial farming enterprise. The loss of agricultural land will not affect the continued farmability of the holding. The magnitude of impact of this loss is minor negative the significance of impact is minor adverse.

Utilities

- 14.72 It is anticipated that it will be possible to provide all utilities to the new development. Works will be required to connect to services and may be required to increase the capacities as per demands. This has been confirmed for potable water, foul water, electricity and telecommunications services through consultation with providers; these services can be provided to the development with minimal work required.
- 14.73 Further consultation is required to confirm the works required in terms of gas provision.

Summary

- 14.74 ASDA Stores Ltd is seeking to obtain outline planning permission for the development of a food store and business park at land at Oldlands Farm, Bognor Regis.
- 14.75 The Site covers an area of approximately 8.8 hectares and comprises undeveloped agricultural land situated in the Shripney area, on the south eastern outskirts of Bognor Regis.
- 14.76 The Proposals represent an environmentally informed application for outline planning permission, which will provide a significant number of jobs to the Bognor Regis area.
- 14.77 Where impacts have been identified mitigation measures have been included in order that they be either reduced, mitigated or compensated for. The Proposals aim to integrate the opportunity for employment creation with the intrinsic value provided by environmental enhancement and modern sustainable design.