

Appendix 1.4

Drivers Jonas Scoping Report

Oldlands Farm, Bognor Regis Environmental Statement

Scoping Report

October 2007

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**DRIVERS
JONAS**

**OLDLANDS FARM, BOGNOR REGIS ENVIRONMENTAL STATEMENT
SCOPING REPORT**

Oldlands Farm, Bognor Regis Environmental Statement

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OLDLANDS FARM, BOGNOR REGIS ENVIRONMENTAL STATEMENT SCOPING REPORT

1. Introduction

- 1.1 This Environmental Impact Assessment (EIA) Scoping Report has been prepared in respect of proposals for the development of land at Oldlands Farm, Bognor Regis (Appendix I).

Requirements of an Environmental Statement

- 1.2 The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of environmental and socio-economic criteria, in addition to the engineering and technical considerations. The EIA process defines the context of the proposed development and examines the issues considered pertinent.
- 1.3 The purpose of the EIA is to establish the nature of the development and the environment on which it is likely to take place, during both construction and operational phases, so as to identify potential significant effects that may arise, by comparing the existing situation at the start of the work (baseline) with the situation once the proposals are in place.
- 1.4 The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an Environmental Impact Assessment where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 2(b)).
- 1.5 The subject development falls under the category of "Infrastructure Projects" (Schedule 2) as described in the Regulations. On this basis, an Environmental Statement (ES) is required to accompany the planning application.

Purpose of the Scoping Report

- 1.6 The process identifying the significant issues which should be addressed in the EIA is termed 'scoping' and the results are presented as a Scoping Report.
- 1.7 This Scoping Report sets out the framework within which the Environmental Statement will be produced and the topic areas and information that will be contained within the document. Statutory Consultees are invited to express their views on the proposed scope of the EIA, or suggest additional issues which may be considered to be of significance.
- 1.8 Section 2 of this report provides a site description and outlines the nature of the proposals. Section 3 sets out the scope and structure of the ES and details those to be consulted. Section 4 provides details of the proposed EIA methodology to be used in assessing the scheme and Section 5 sets out details of the key issues that will be addressed by the EIA.



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2. Site Description and Development Proposals

Site Description

- 2.1 The site comprises undeveloped agricultural land situated in the Shripney area on the south eastern outskirts of Bognor Regis.
- 2.2 The site forms an area of land bounded by the Southern Cross Industrial Estate to the south with undeveloped agricultural land to the north and east. Buildings associated with Oldlands Farm are situated adjacent to the south eastern corner of the site. The A29 Shripney Road forms the western boundary, beyond which is a caravan park. A further caravan park is situated approximately 250 metres south west of the site boundary, beyond the roundabout and a unit within the industrial estate.
- 2.3 A railway line runs past the site in a south south-westerly direction, approximately 125 metres from the site boundary at its closest point. A disused runway is located approximately 400 metres further south east of the site.

Development Proposals

- 2.4 The 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 new highway and servicing infrastructure and landscaping. It is intended that servicing and access arrangements to the remainder of Site 6 would be provided as part of the proposals.

3. Scope, Structure and Consultation

Scope

- 3.1 This Scoping Report presents a brief summary of the general requirements of the Environmental Statement, and sets the parameters for research and assessment to be undertaken during the EIA in preparation of the Environmental Statement (ES).
- 3.2 The information presented in the Environmental Statement will be in accordance with Schedule 4 of the 1999 EIA Regulations and will include:
 - A description of the proposed development;
 - A description of the aspects of the environment likely to be affected;
 - A description of the likely effects on the development;
 - A description of the mitigation measures; and
 - Consideration of alternatives.
- 3.3 Table 1 provides a summary of the in-house scoping exercise carried out for the purposes of this report, and identifies possible significant environmental effects.



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Table 1 Environmental Statement Scoping Summary

Potential Environmental Effects Considered	Development Proposals		Chapter Required
	Construction Phase Effects	Operation Phase Effects	
Planning Policy Context	N/A	N/A	✓
Sustainability	✓	✓	✓
Socio-Economic Issues	✓ +T	✓ +P	✓
Archaeology & Cultural Heritage	✓ -P	x	✓
Ecology and Nature Conservation	✓ -T	✓ -P	✓
Water Resources (incl. Drainage and Flooding)	✓ -T	✓ - P	✓
Transport	✓ -T	✓ - P	✓
Noise	✓ -T	✓ - P	✓
Air Quality	✓ -T	✓ - P	✓
Landscape & Visual Issues	✓ -T	✓ -P	✓
Agricultural Circumstances	✓ -P	x	✓
Utilities Infrastructure	✓ - T	x	✓
Waste and Recycling	- T	x	x
Vibration	- T	x	x
Microclimate	x	x	x
Health Impacts	x	x	x
Appropriate Assessment	x	x	x
Overshadowing	x	x	x
Wind Effects	x	x	x
Odour	x	x	x

Key: ✓ Likely Significant Effect / + Positive / - Negative / P Permanent / T Temporary

3.4 In view of these key issues the Environmental Statement will be prepared with reference to the following advisory material:

- The Department of Environment (now the Office of the Deputy Prime Minister) "Preparation of Statements for Planning Projects that Require Environmental Assessment: A Good Practice Guide 1995"
- The Department of Transport Design Manual for Roads and Bridges, Volume 11: Environmental Assessment



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- The Department of Environment, Transport and the Regions (now the Office of the Deputy Prime Minister) "Environmental Impact Assessment – A Guide to Procedures 2000"
- Institute of Environmental Management and Assessment (2004) "Guidelines for Environmental Impact Assessment"

Consultation

3.5 The following statutory and other consultees will be invited to comment on the proposed scope and content of the Environmental Statement, where appropriate:

- Environment Agency
- Local Authority (various departments)
- Highway Authorities
- English Heritage
- Natural England

3.6 This will also include any other consultation body that the Planning Authority nominates, as required under Regulation 13 of the Environmental Impact Assessment Regulations 1999.

4. EIA Methodology

Structure of the Environmental Statement

4.1 The Environmental Statement is expected to comprise three volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the Environmental Statement. The Non-Technical Summary will also form part of Volume 1. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. Finally, Volume 3 will form the Transport Assessment produced for the scheme.

4.2 Each chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible.

- Introduction
- Policy Context
- Assessment Methodology and Significance Criteria
- Baseline Conditions
- Identification and Evaluation of Key Impacts
- Prediction of Impact Magnitude
- Assessment of Impact Significance
- Mitigation Measures
- Cumulative Effects
- Residual Impacts
- Summary



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- 4.3 Each chapter sub-heading is explained in further detail below.

Introduction

- 4.4 This section will introduce the assessment discipline and the purpose for which it is being undertaken.

Policy Context

- 4.5 This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Where applicable, relevant legislation will also be summarised.

Assessment Methodology and Significance Criteria

- 4.6 This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.

Baseline Conditions

- 4.7 This will include a description of the environment as it is currently and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.

Identification and Evaluation of Key Impacts

- 4.8 This section will identify the likely significant impacts resulting from construction and operational phases of the development.
- 4.9 The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The criteria to be used in carrying out this EIA is detailed below.

Prediction of Impact Magnitude

- 4.10 The methodology for determining the scale or magnitude of impact is set out below.

Table 2 Methodology for Assessing Magnitude

Magnitude of Impact	Criteria for assessing archaeology impact
Substantial	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernable/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.



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- 4.11 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below.

Table 3 Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Impact Significance

- 4.12 Impact significance will be calculated using the matrix in Table 4. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 4 Impact Significance Matrix

Magnitude	Sensitivity		
	High	Moderate	Low
Substantial	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Mitigation Measures

- 4.13 Any adverse impact will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control, where appropriate. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.
- 4.14 Clear details of when and how the mitigation measures will be carried out will be given. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.
- 4.15 The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

- 4.16 The EIA will assess the effects of the development cumulatively with other developments where there are likely to be significant effects. Cumulative impacts relate to 'other' projects and plans and not different aspects of the proposals. For example, where there may be a number of relatively small



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impacts on a single receptor (which together represent a significant effect) these will be included in a section dealing with the inter-relationship between impacts in order to demonstrate the overall effect.

Residual Impacts

- 4.17 The residual impacts, i.e. the remaining impacts of the development, assuming implementation of proposed mitigation, will be estimated and detailed in tabular format. The methods used to make these estimates will be explained, and proposed methods of treatment for any residual effects will be identified. Any effects will be quantified where possible.

5. Environmental Statement Coverage

- 5.1 The initial chapters will provide an introduction to the ES in a legislative and site specific context, before setting out details of the proposals; alternatives considered and design evolution; EIA methodology; construction methodology, programme and phasing; stakeholder engagement; ES structure; and details of those involved with the production of the Environmental Statement.
- 5.2 Specific chapters will consider the likely significant environmental effects of the proposals identified in the scoping process, as detailed below.

Planning Policy Context

- 5.3 The proposals will be fully appraised against relevant national, regional and local planning policy.

Sustainability

- 5.4 Sustainability integrates social, economic, environmental and resource issues into the decision making process. As part of the ES, this section will summarise the sustainability credentials of the development, including the sustainable design features integrated into the scheme.

Socio-Economic Issues

- 5.5 An assessment of potential social and economic impacts (construction and operation; temporary and permanent) of the proposals on the local and wider area will be undertaken. The socio-economic issues are likely to include:

- Construction employment;
- End use employment;
- Spending impacts; and
- Economic Development.

- 5.6 This assessment will be undertaken using the following methodology:

- Baseline review;
- Review of the policy context - at local, regional and national level;
- Assessment of the significance of impacts, both positive and negative; and
- Mitigation measures, if and where appropriate.



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Archaeology

Purpose of the Assessment

- 5.7 This component of the EIA will identify the potential impact of the proposed development on the cultural heritage resource of the site. This resource is considered to include below ground archaeology, historic buildings and the historic landscape.
- 5.8 The primary objectives of the archaeological assessment will be:
- to identify statutory and non-statutory archaeological constraints (including planning constraints) within and in the immediate vicinity of the site;
 - to gather information on the archaeological resource, including previous published and unpublished archaeological investigations and finds;
 - to gather information from cartographic and documentary sources on the recorded historic land use within the site; and
 - to carry out a site visit in order to assess the extant archaeological resource within the site.
- 5.9 These objectives are intended to inform an assessment of baseline conditions within the site. Remaining objectives include:
- to assess the Baseline Conditions and provide an analysis of the preservation, sensitivity, potential and value of the recorded archaeological resource within the site;
 - to assess the baseline information and provide an analysis of the potential for currently unrecorded cultural heritage remains within the site;
 - to identify the potential significant impacts upon the identified cultural heritage resource;
 - to identify appropriate mitigation measures for significant adverse impacts; and
 - to identify any residual impacts upon the cultural heritage resource and assess their magnitude and significance.
- 5.10 Potential impacts will be identified through a baseline survey which will involve consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information to be consulted comprise:

English Heritage

- Database of Scheduled Monuments for England;
- Register of Parks and Gardens of Historic Interest; and
- Register of Historic Battlefields.

West Sussex Sites and Monuments Record

- Database of known archaeological sites and findspots; and
- Published and unpublished documentary sources (including development control site reports).

West Sussex County Archives

- Historic maps and documents; and
- Vertical aerial photographs



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Bognor Regis Library

- Historic maps and documents

National Monuments Record (NMR)

- Vertical and oblique aerial photographic records; and
- Published and unpublished documentary sources.

Site Inspection

- 5.11 A site visit will be made to examine current land use and topography, and to assess the visible archaeological resource of the site

Legislative Framework and Guidance

- 5.12 The content of the archaeological assessment will be guided by the Standard and Guidance for Desk-Based Assessment issued by the Institute of Field Archaeologists (IFA 2001); Appendix 10 of the Good Practice Guide for the preparation of Environmental Statements issued by the former Department of the Environment (DoE 1995); and Environmental Impact Assessment: a Guide to Procedures issued by the National Assembly for Wales and the former DETR (2000).

Existing Conditions

- 5.13 The baseline study will research any previous archaeological surveys. Consultation with the West Sussex County Archaeological Officer will be carried out at an early stage.

Mitigation

- 5.14 Appropriate measures to mitigate any significant adverse impacts on the archaeological resource within the application area will be discussed, and any residual impacts identified.

Ecology and Nature Conservation

Brief

- 5.15 The potential impacts of the proposals on the flora, fauna and habitats will be assessed. The findings of the studies and assessment will be described in an ecology and nature conservation chapter.

Approach

- 5.16 It is proposed to follow the Guidelines for Ecological Impact Assessment in the UK (IEEM).

Desk Study and Consultation

- 5.17 A desk survey will be undertaken to acquire any existing information which is held regarding the site and the surrounding area in terms of existing designations or species records.
- 5.18 There will also be, at an early stage, consultation on the range of survey work required, identification of potential valued ecological receptors, including requests for existing protected species records for the study area as well as the identification of the potential impacts on these receptors.



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5.19 The following organisations will be contacted where appropriate:

- West Sussex County Council;
- Arun District Council;
- Natural England;
- West Sussex Wildlife Trust;
- Environment Agency;
- Local Bird Recorder; and
- West Sussex Bat Group.

Assessment

- 5.20 Ecological receptors will be identified and their value assessed within a hierarchy of geographical areas, from the site and its immediate zone of influence to the international level. The valuation of ecological receptors will be based on the field survey results, published information such as Red Data Books and consultation.
- 5.21 Proposals for the site will be reviewed and impacts on valued ecological receptors identified. The significance of these impacts at different geographic levels will be determined through consideration of effects on site integrity and the conservation status of habitats and populations of species.
- 5.22 Mitigation measures will be proposed to avoid or reduce the potential impacts to an acceptable level. Where there are residual impacts compensation measures will be proposed and the overall impact assessed.
- 5.23 Opportunities for biodiversity enhancement will be identified and measures proposed wherever possible. These will be worked up with others to seek where possible a net gain in ecological terms. Particular attention will be paid to opportunities to further the aims and objectives of the local Biodiversity Action Plan.
- 5.24 The assessment of impacts will be considered in terms of national and local biodiversity policies. These will include PPS9, the England Biodiversity Strategy, Regional and County planning documents and the local development plan policies.

Environmental Statement

- 5.25 A chapter in the ES will be dedicated to ecology and nature conservation, based on the approach described above. This chapter will summarise the findings of the survey work and set out the valuation of ecological receptors, proposed mitigation and compensation and assess the significance of impacts arising from the proposed development. A stand alone technical report will be prepared, presenting in detail the methodologies and results of the proposed survey work. This report will be presented as a technical appendix to the ES.



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Water Resources

Purpose of the Assessment

- 5.26 To undertake an assessment of the potential impacts on water resources, to encompass surface water and groundwater quality, surface water and groundwater resources (in terms of water quantity) and flooding issues on site and in the vicinity of the proposed development.

Identification of potential impacts

- 5.27 The EIA process will include the assessment of construction impacts on surface water and groundwater. It will focus on surface runoff calculations during construction and assess the proposed drainage design in the environs of the site. Operational impacts such as water consumption, changes in the rate and volume of runoff and the control of pollution will also be assessed in the EIA by way of a Flood Risk Assessment (FRA).
- 5.28 The following potential water resource impacts are considered pertinent to the site, and will be considered in detail within the Environmental Statement.

Construction

- General site drainage;
- Compaction of topsoil through use of heavy machinery and vehicles, and subsequent effect on surface water drainage patterns; and
- Removal of vegetation and topsoil during site preparation and effects on soil erosion.

Operation

- Fluvial Flood Risk; and
- Site drainage.

Legislative framework, where appropriate

- 5.29 The principle piece of policy guidance of relevance to this discipline is PPS25, Development and Flood Risk. Further guidance issued by the Environment Agency will be consulted and well as any relevant UK legislation.

Existing Conditions

- 5.30 Publicly available environmental databases will be accessed to obtain information on water resources (abstractions, designations, discharge consents etc), identify existing biological and chemical surface water quality for any nearby watercourses.
- 5.31 Baseline environmental data searches will be carried out to show whether the site lies within a groundwater Source Protection Zone (SPZ) or within a Nitrate Vulnerable Zone (NVZ).
- 5.32 Groundwater Vulnerability Maps will illustrate whether the site lies on an aquifer and assess the aquifers importance both for local supplies, for supplying base-flow to rivers and its capacity to transmit contaminated recharge entering at the surface.
- 5.33 A BGS Solid and Drift Geology Map will illustrate soils underlying the site including leaching potential.



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- 5.34 Surface and groundwater abstractions will all be identified using the Envirocheck database.

Method of Assessment

Outline assessment methodology

- 5.35 The methodology for carrying out baseline research involves the following steps:

- review of previous reports;
- review of Landmark Envirocheck data for site and 2 km radius;
- review of Local Plan/LDF;
- consultation with the Environment Agency;
- review of BGS Solid and Drift Geology Map; and
- review of Groundwater Vulnerability Map.

Mitigation

- 5.36 The potential impacts of the proposals will be mitigated through a series of measures during both the construction and operational phases of the development and these will be identified in the ES.
- 5.37 Specific details of proposed mitigation measures including those relating to flooding, will be discussed and agreed with the Environment Agency.

Transport Issues

Introduction

- 5.38 The Transport chapter will summarise the findings of the Transport Assessment (TA) undertaken for the scheme and highlight any significant environmental impacts.
- 5.39 The study area will be defined following consultation with the highway authorities affected by the proposals, namely West Sussex County Council. It is anticipated that it will be defined by those links where traffic flows will increase by more than 30%, or in sensitive areas where traffic flows are likely to increase by more than 10%.
- 5.40 The road traffic effects which will be assessed include changes in traffic flows, severance, driver delay, pedestrian delay, pedestrian amenity, fear and intimidation, and accidents and safety. Other impacts, including road traffic noise and vibration, and air quality will be considered within their respective chapters of the ES, informed by the findings of the TA and associated assessments.
- 5.41 An assessment of the affected groups and special interests, which may be sensitive to change in traffic conditions, will be undertaken. These include, people at home, people in work places, sensitive groups (including children, elderly and disabled), sensitive locations (e.g. hospitals, churches, historical buildings), people walking, people cycling, open spaces, recreational sites, shopping areas, sites of tourist and visitor attraction.

Existing Conditions

- 5.42 Baseline conditions will be considered for all main roads within the study area, during construction and the first year of full occupation. It is likely that the level of traffic during the construction phase will be less than when the development is first fully occupied but there may be a greater volume of



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larger vehicles. Likewise although traffic levels will generally increase with time the greatest impact the development will have is likely to be in its first year of full occupation.

Method of Assessment

- 5.43 The assessment will be undertaken in accordance with guidance given by the Institute of Environmental Assessment (IEA) [now the Institute of Environmental Management and Assessment] in its Guidelines for the Environmental Assessment of Road Traffic (1993).
- 5.44 The volume of traffic, its distribution / assignment onto the highway, and impact will be determined in accordance with the guidelines to transport assessments and other recognised best practice documents and following consultation with the highway authorities.
- 5.45 For each of the identified impacts, an assessment of the scale of the potential change will be given based on the proportional increase or decrease in the given factor compared to the baseline. Determination of the scale will be based on the scale used in the former Department of Transport's Manual of Environmental Appraisal. Therefore for the purposes of this assessment the scale of change will be referred to as 'substantial' (>90% change), 'moderate' (60% to 89% change), 'slight' (30% to 59% change) or negligible (<30% change). The exception to this general scale of change is in respect to pedestrian amenity where guidance suggests that a tentative threshold for judging the significance of changes in pedestrian amenity would be where traffic (or its heavy goods vehicle component) is halved to doubled.
- 5.46 In order to determine the significance of potential impacts, the scale of the effect and sensitivity of the receiving environment will be considered together. On that basis, the significance of identified impacts will be determined.
- 5.47 Mitigation measures will be proposed as necessary and the significance of any residual impacts will be identified.



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Noise

5.48 The assessment will cover two potential noise issues:

- The impact of the development on the surrounding area, during both the construction and operational phases; and
- The impact of existing local noise pollution sources on the development site itself.

Baseline Conditions: environmental noise monitoring

5.49 An environmental noise survey will be undertaken at locations selected to be representative of the nearest noise sensitive receivers.

Assessment methodology and significance criteria

5.50 The assessment will be undertaken in accordance with objective criteria contained in national guidance documents. These documents include Planning Policy Statement 1, Planning Policy Guidance 24, British Standard (BS) 8233:1999, BS 4142; BS 5228; Control of Pollution Act 1974; WHO Guidelines for Community Noise 2000 report.

Identification of potential noise sources

5.51 Existing noise sources affecting the development site and surrounding area will be established during baseline noise monitoring; noise sources introduced as a result of the development proposal will also be identified.

Predicted noise levels from various sources

5.52 The assessment will consider the likely noise sources generated by the development proposal, expected to include:

- Construction noise (incl. traffic);
- Mechanical services plant noise;
- Noise generated by vehicles on the site; and
- Noise generated by vehicles on the highway as a result of the scheme.

Identification of pre-mitigation noise impacts

5.53 Noise impacts resulting from the development proposal will be presented.

Proposed mitigation measures

5.54 Where adverse noise impacts are identified mitigation measures to reduce the noise impact will be put forward.

Identification of residual noise impacts

5.55 Where noise sources are predicted to give rise to adverse noise impacts the effect of recommended mitigation measures will be applied, with the resultant 'mitigated' noise impact being presented.



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Air Quality

Purpose of the Assessment

- 5.56 The assessment will cover the impact of the development on the surrounding area, during both the construction and operational phases.

Pollutants to be Assessed

- 5.57 The principal air pollutants of concern with respect to the development will be:

- nitrogen dioxide;
- fine airborne particles (PM₁₀); and
- dust.

- 5.58 The main local sources of these pollutants are likely to be road vehicles (nitrogen dioxide and PM₁₀) and construction activities (dust and PM₁₀). Professional experience indicates that any impacts associated with other air pollutants will be negligible.

Temporal Scope

- 5.59 Existing local air quality, the likely future air quality in the absence of the new development, and the likely future air quality if the development goes ahead, will all be defined. The assessment of construction impacts will focus on the anticipated duration of works. The assessment of operational impacts will focus on the earliest year that the development is likely to be operational.

Spatial Scope

- 5.60 The study area will encompass the site and its environs. Consideration of the air quality impacts from road traffic will focus on the roads adjacent to the site. If a change in traffic flow greater than $\pm 10\%$ is expected on any other roads, these will also be included in the assessment.
- 5.61 Air quality will be assessed at a range of worst-case receptors. For construction activities these will be the existing residential properties and vegetation closest to the proposed development. For traffic-related impacts these will be the properties that are closest to busy roads; and particularly those close to junctions, where traffic emissions are greater.

Assessment Criteria

- 5.62 Air quality will be assessed in relation to the national air quality standards and objectives, established by the Government to protect human health. The 'standards' are set as concentrations below which effects are unlikely even in sensitive population groups, or below which risks to public health would be exceedingly small. The 'objectives' set out the extent to which the Government expects the standards to be achieved by a certain date. They also take account of, and incorporate as appropriate, limit values set by the European Union. The objectives for seven pollutants are prescribed within the Air Quality Regulations, 2000 and the Air Quality (England) (Amendment) Regulations 2002.
- 5.63 There are no statutory objectives for dust. It is therefore common practice to provide a qualitative assessment based largely on experience of the distances over which impacts may occur.



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Impact Prediction

- 5.64 An assessment of the air quality impacts will be undertaken using the method provided by the Design Manual for Roads & Bridges, in spreadsheet version 1.03c, following recently updated guidance provided by Defra. Predicted concentrations will be verified using local monitoring data (where available). The modeling will make use of projected background concentrations provided by Defra and of the traffic flow projections provided by the transport engineers.
- 5.65 The potential effects of dust during construction will be assessed based on experience and professional judgment.

Mitigation

- 5.66 All practical and reasonable measures which can be implemented to mitigate any detrimental impacts associated with construction and operation of the proposed scheme will be considered, and described in the ES.

Landscape and Visual Issues

Introduction

Purpose of Assessment

- 5.67 The assessment will provide a landscape and visual assessment of the significant impacts of the proposed development.

Identification of Potential Impacts, Effects and Receptors

- 5.68 A data trail will be undertaken to obtain baseline information on landscape designations, features, and other policy and guidance at national, regional and local level, from existing published sources.
- 5.69 The landscape assessment will consider impacts on:
- landscape character;
 - landform;
 - landcover, including trees and woodland;
 - landscape pattern; and
 - public rights of way.
- 5.70 The visual assessment will consider impacts on views from publicly accessible viewpoints and nearby residential areas, including:
- important view corridors; and
 - skyline.
- 5.71 Consultations on methodology, including typical viewpoints and assessment criteria, will be sent to the Local Planning Authority, and agreement sought. The results of these consultations will be addressed in the assessment.



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Guidelines

5.72 The assessment will have specific regard to the following guidance documents:

- Institute of Environmental Management and Assessment/Landscape Institute Guidelines on Landscape and Visual Assessment, 2002
- Landscape Character Assessment, Countryside Agency and Scottish Natural Heritage 2002, Guidelines for England and Scotland;
- Guidance Notes for the Reduction of Light Pollution, Institute of Lighting Engineers, 2002.

Method of Assessment

Outline Assessment Methodology

5.73 In accordance with current good practice, this assessment will address landscape and visual impact as separate, although related items. Landscape impacts relate to both the effect on the physical attributes of the site, and on the character of the site and surrounding area. Visual impacts relate to views of the proposals from the surrounding area.

5.74 The assessment will:

- define the approximate ZVI nor baseline area from which the proposals will be visible, and identify typical views;
- establish the landscape character;
- assess the sensitivity of the landscape and visual receptors (the receiving environment);
- assess the magnitude of the landscape and visual impacts of the proposals in summer and winter
- assess the significance of the impacts identified; and
- identify any necessary mitigation measures.

5.75 A summary of the main findings of the assessment will be provided in the form of visual and landscape impact tables, with assessments made at the baseline year, during construction, on completion of the development and 15 years after completion.



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Agricultural Circumstances

Scope and Study Area

- 5.76 The site comprises undeveloped agricultural land situated in the Shripney area on the north eastern outskirts of Bognor Regis.
- 5.77 The site is down to arable cropping and forms part of a large farm operating in the area.

Method Statement

- 5.78 The assessment will cover the impacts on agricultural land quality and the impacts on farm businesses.
- 5.79 The assessment will be based upon the following baseline data:
- ALC quality will be based on published survey data provided by Natural England (formally MAFF), which includes a detailed survey carried out in 1994;
 - Farming circumstances will be assessed via a site visit and an interview with the farming occupier / their representative.
- 5.80 The Magnitude of Impact on Soil Resources and Farm Businesses will be assessed using the following criteria:

Impact Magnitude

Subject Area	Impact magnitude	Definition	
		Impact on Soils	Impact on Local Agriculture
Soils and Agriculture	Substantial	The proposed development would directly lead to the loss of over 50 hectares of "best and most versatile agricultural land" (Grades 1/ 2 /3a).	The impact of the development would render an agricultural business non-viable.
	Moderate	The proposed development would directly lead to the loss of between 20 and 50 hectares of "best and most versatile agricultural land" (Grades 1/ 2 /3a).	The impact of the development would require significant changes in the day-to-day management/structure of an agricultural business.
	Minor	The proposed development would directly lead to the loss of less than 20 hectares of "best and most versatile agricultural land" (Grades 1/ 2 /3a).	Land take would not render any business non-viable and would require only minor changes to the farm enterprises and the type and range of enterprises would be unaffected.
	Negligible	No direct impacts upon agricultural land.	



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- 5.81 Land Resources are matters of potentially national importance. There are no defined criteria against which to set thresholds. National planning policy towards development and the protection of agricultural land is at paragraphs 28 and 29 of Planning Policy Statement 7 (2004). The effect on land resources is a combination of the quantum and quality of agricultural land affected, relative to both the national resource and the relative availability of land of that quality locally. Land resources should be classified as being of high environmental value (sensitivity).
- 5.82 Farm businesses are of potentially local importance and therefore are classified as being of low environmental value (sensitivity).
- 5.83 The Significance of the Impact of the effects will be assessed against the following Matrix.

Impact Significance

Subject Area		Overall Significance	Definition	
			Impact of National Significance	Impact of Local Significance
Soils and Agriculture		Major	Substantial impact on Soils	/
		Moderate	Moderate Impact on Soils	Substantial impact on farm businesses
		Minor	Minor Impact on Soils	Moderate or Minor impact on farm businesses
		Negligible	Negligible Impact on Soils	Negligible Impact of farm businesses

- 5.84 The assessment will consider the need for appropriate mitigation and will also assess the effects of the development cumulatively with other committed developments.



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Utilities Infrastructure

- 5.85 This chapter will consider the impact of existing and proposed infrastructure services. The water, gas, electricity and telecommunication providers which operate in the area will be contacted to determine any constraints, limitations or phasing requirements for the proposed development of the site and to establish the location and importance of any existing services which may be affected by the development.
- 5.86 The assessment is a desk top study based upon Land Survey Information, Ordnance Survey data and Statutory Undertakers records.
- 5.87 Assessment will be undertaken with regard to impact on the statutory undertaker's apparatus and their requirements in providing new services to the site.
- 5.88 The environment effects likely to arise as a result of infrastructure service provision or works will be assessed and mitigation provided within the ES where necessary.



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Appendix 1

Site Location Plan

