

Karen Garner

From: Juan Baeza
Sent: 11 September 2017 08:56
To: Technical Support Unit Staff
Cc: [REDACTED]
Subject: FW: P1393i - Land east of Wandleys Lane, Fontwell - Request for screening opinion
Attachments: P1393i - Land east of Wandleys Lane, Fontwell - Screening letter - BD - Planning Issue - 080917.pdf; Land east of Wandleys Lane Location Plan.pdf

Can this please be registered an EIA screening PE.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Ben Daines [REDACTED]
Sent: 08 September 2017 17:01
To: Juan Baeza; Planning
Cc: Huw James; Alice Brighton
Subject: P1393i - Land east of Wandleys Lane, Fontwell - Request for screening opinion

Juan,

Please find attached a request for a Screening Opinion under Regulation 6 of the EIA Regulations and a site location plan in respect of Land east of Wandleys Lane, Fontwell. I trust the information submitted is sufficient but please let me know if you require anything further.

Could you please confirm receipt of this email.

I look forward to hearing from you within 21 days of the date of this letter.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park – click [here](#) to read more



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Juan Baeza
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Arun Civic Centre
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BN17 5LF

08 September 2017
Ref: BD/Let/P1393i

Dear Mr Baeza

**Town and Country Planning (Environmental Impact Assessment)
Regulations 2011 (as amended)**

**Request for Screening Opinion for Requirement for EIA in relation to
residential development at Land East of Wandleys Lane, Fontwell**

We are writing to you on behalf of our clients, Welbeck Land, to make a formal request for a Screening Opinion under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011 (as amended).

We include the following information:

- (a) A plan identifying the land;
- (b) A brief description of the nature and purpose of the development and of its possible effects on the environment.

As set out within this letter, it is our view that an Environmental Impact Assessment (EIA) would not be required to accompany a planning application for development on the site. However, we are formally writing to the Council to request that the proposal is screened for completeness.

The Site

The proposed development site comprises 6.98 hectares of pasture land, immediately east of Wandleys Lane, Fontwell.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

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The site is bounded by residential development to the east, north and west; and to the south is an area of ancient woodland with residential development beyond. Further to the south of the ancient woodland is supported living which is run by Hft Sussex; an organisation who provide a range of support services for people with learning disabilities.

The site is within close proximity to the centre of Fontwell, which is identified as a settlement suitable to accommodate growth over the emerging Local Plan period.



Figure 1 - The Site

The Proposal

The proposed development seeks planning permission for up to 157 no. residential dwellings (including 48 (30%) affordable units) with associated access, landscaping and infrastructure.

The proposals would provide for a mix of 1, 2, 3 and 4 bedroom properties. These properties will be predominantly houses with a small number of flats and will consist of detached, semi-detached and terraced dwellings.

The proposals would include significant new areas of open space, ecological buffers to areas of ancient woodland and further ecological enhancements.

Environmental Issues and Impacts

Ecology – There are no identified significant ecological designations within or close to the application site other than an area of Ancient Woodland (Wandley's Copse) immediately to the south.

A landscape buffer of at least 15 metres (as recommended under Natural England standing advice) will be provided along the southern boundary of the site to protect Wandley's Copse and provide a green infrastructure link from the west to the east of the site. Furthermore, tree lines and hedgerows along the boundaries are to be retained and enhanced wherever possible.

Initial ecological assessment work has been carried out on site and found that the majority of the habitats on site are common and widespread throughout the local area and the UK as a whole. The most ecologically valuable habitats on site were considered to be the tree lines and hedgerows along the boundaries which are to remain in situ. The ecological assessment work can be summarised as follows:

Badgers – No evidence was found on site at the time of the survey, however badgers are likely to use the site for foraging and commuting purposes and so should be considered during construction works. A badger update survey is recommended before works begin.

Bats – The majority of trees on site are immature and lack features typically associated with roosting bats. However, three mature trees along the boundary are considered to have low roosting bat potential. These trees are to be retained within the scheme. Further bat surveys were recommended and are currently ongoing as pipistrelles, brown long-eared and Myotis species as well as barbastelles have been recorded close to the site. A sensitive lighting scheme and bat boxes should be incorporated into the scheme. A Bat Activity Survey Interim Report (September 2017) based on surveys undertaken in May, July and August 2017 concluded that development would not impact upon the favourable conservation status of bats in the local area if significant features are to be retained and enhancements are included within the masterplan.

Dormice – Considered likely to be using the boundaries of the site for commuting and potentially foraging and nesting. There are records of dormice 700m east of the site and this area is connected to the site via tree lines and hedgerows. The ancient woodland adjacent to the site is also considered to provide optimal habitat. As a result, dormouse surveys are currently ongoing both on the site and within the ancient woodland. A Dormouse Survey Interim Report (September 2017) based on surveys carried out between June and August 2017 shows no evidence of dormice or dormouse nests in any of the dormouse nest tubes hung up around the site.

Greater Crested Newts – There are four ponds within 250m of the red line boundary. No Greater Crested Newts have been recorded in previous surveys (undertaken in 2014) of two of these ponds (ponds 2 and 4). Ponds 1 and 3 were not present at the time of the 2014 survey. Ponds 1 and 4 were assessed for their suitability in 2017 and pond 1 was calculated as having 'average' suitability for GCNs and Pond 4 was found to have 'poor' suitability. In the unlikely event that Greater Crested Newts are present in the two ponds that were not surveyed in 2017, a sufficient mitigation strategy can be put in place.

Reptiles - Due to the high potential for reptiles on site as well as a number of reptile sightings by the landowner, a reptile survey was undertaken. This survey is now complete and the results are as follows:

A 'good' population of slow worms and a 'low' population of grass snakes were found dotted around the boundary of the site. The development will involve the loss of optimal terrestrial habitat for reptiles in the form of a large area of grassland. As such, these reptiles are required to be translocated from the area to be affected by future works.

Nesting birds – Likely to use the trees and shrubs on site. Any vegetation clearance should be undertaken outside of the breeding bird season (March-September inclusive) or immediately after a nesting bird check by a suitable qualified ecologist.

General Enhancements - The Preliminary Ecological Appraisal also recommends a number of enhancements that can be made to the site and these recommendations are informing the development of the masterplan. Such enhancements include: planting native species of value to wildlife; planting fruit trees as fallen fruit provides good foraging opportunities; enhancement of hedgerows and site boundaries as well as planting the base and edges of the hedgerows with herbaceous plants and bulbs to attract bees, butterflies and other insects; planting thorny species between the ancient woodland and the buffer providing opportunities for a range of species in addition to protecting dormouse habitat; log and brush piles created under hedgerows to provide refugia and hibernacula for amphibians, reptiles, small mammals and invertebrates; integrating a variety of native plant species into newly formed areas of amenity grassland; and provision of SuDS such as swales, ponds, green roofs, filter drains and permeable paving to provide additional habitat for local wildlife.

Landscape – The site is not subject to any statutory landscape designation for scenic quality or beauty but does lie within 500m of the South Downs National Park. The potential effects of the proposal on the National Park have therefore been considered.

In terms of potential landscape and visual impact of the development proposals, a draft Landscape Character and Visual Impact Assessment (LVIA) has been produced to inform the masterplan. This study will be finalised before the planning application is submitted. The LVIA currently concludes that the site is not openly visible from any designated landscapes and potential views are screened and long distant. The site is currently greenfield and the proposed development will significantly change its character and views from overlooking properties. However, these effects will be local and confined to the site and its immediate setting because of the mature intervening vegetation and existing built form. The proposals can be accommodated without causing any substantial landscape impact beyond its site boundaries. The retention and enhancement of boundary vegetation along with a proposed network of open spaces and wide landscape buffer will successfully integrate the new development into the existing settlement pattern of Fontwell.

Heritage – Heritage assessment and Archaeological desk based assessment work has been carried out by RPS CgMs.

This concluded that there are no designated or non-designated built heritage assets which lie within the site although three heritage assets exist nearby; these are Goodacres (Grade II listed), the South Gateway and Lodge of Slindon Park (Grade II listed); and The Hermitage (Grade II Listed).

Assessment has been carried out on their significance, including consideration of their setting and demonstrated that the site does not contribute to the significance of the three heritage assets. It is therefore considered that the proposed development, as long as consistent with the existing character of development at Fontwell, would cause no harm to the significance of the three heritage assets

The available archaeological, historic, and topographic information indicates that the site contains no designated heritage assets. However, a non-designated archaeological asset is recorded on the study site represented by cropmarks observed from aerial photographs. Non-designated assets are recorded within the vicinity of the study site, comprising evidence of Pleistocene Raised Beach deposits, and evidence of prehistoric and Roman activity.

Any proposed development of the site could impact upon any previously unrecorded assets of archaeological interest if present. Therefore in line with NPPF and development plan policy, consultation is being carried out with the West Sussex Archaeologist regarding any further archaeological work in the form of a field evaluation (geophysical survey and/or targeted trial trenching).

Transport and Highways - Peter Brett Associates LLP (PBA) have been appointed to provide transport support and have commenced Pre Application consultations with both West Sussex County Council and Highways England. A review of access to the site by all modes of transport is being undertaken to assess the accessibility of the site which will be enhanced as a result of the proposal to widen part of Wandleys Lane and implement a footway for the length of the lane from the site to Walberton Lane.

Traffic survey data is being assembled to inform the Transport Assessment and surveys are being carried out at appropriate junctions listed below:

- Site access
- Wandleys Lane / Walberton Lane
- Walberton Lane / Arundel Road
- A27 / Arundel Road (east left in left out)

Initial traffic generation has been estimated using the TRICS database and development effects will be fully assessed and consideration given to other local committed development proposals either directly, or through background traffic growth.

The Transport Assessment will include a summary of the proposed parking provision with comparisons to local standards and policy and consider the servicing of the site by refuse vehicles through autotracking analysis.

From initial work to date the transport and access implications of the proposals are considered acceptable and compliant with local and national policy.

Flood Risk and Drainage - Flood Risk and Drainage assessment work is currently being produced by PBA and in summary:

Flooding - Online Environment Agency (EA) maps indicate the site is free from fluvial or reservoir flooding. There is a risk of surface water flooding identified close to the north eastern boundary where the site backs onto houses along West Walberton Lane although review of the Lidsey Surface Water Management Plan (SWMP) indicates that this is contained to West Walberton Lane and would not impact the site.

Surface Water - Sustainable Drainage Systems (SuDS) will be implemented throughout the site. Building Regulations H3 stipulates the rainwater from roofs and paved areas is carried away from the surface to discharge to one of the following, listed in order of priority:

- An adequate soakaway, or some other adequate infiltration system;
- A watercourse, or where that is not practical;
- A sewer.

Due to high groundwater levels, infiltration is unlikely to be an appropriate method of surface water disposal. A series of over ground channels (swales and weirs) are under review that can convey the surface water drainage to existing ditches running along the eastern and southern boundaries of the site. Through such a system drainage could then be attenuated and released to the existing ditches at rates that match the existing greenfield runoff rate. The use of 3 ponds and a set of cellular storage crates are proposed for such a purpose.

Foul water - The Arun District Council's online maps show the site lies within the Lidsey Foul Water Treatment Catchment Area meaning it must discharge all foul water to the main foul water drainage network. A Level 1 capacity check has been undertaken for the site which has indicated a lack of capacity in the network. A Feasibility Study is now being produced to ascertain where the lack of capacity is coming from and how to rectify the situation.

Foul water drainage will be designed and built to adoptable standards. Consent will be obtained from the appropriate key stakeholders to make any physical connections to their infrastructure.

EIA Development

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) provide clarity on which applications should be accompanied by an EIA. The first step is to determine whether the application is a Schedule 1 or Schedule 2 form of development.

In this regard, the proposed development does not fall within the description of development as set out within Schedule 1 of the Regulations. For a proposal to be considered EIA development with respects to Schedule 2, it must:

- a) be located wholly or partly in a 'sensitive area' as identified in Regulation 2(1); or
- b) meet one of the relevant criteria, or exceed the relevant thresholds listed in the second column of the Table in Schedule 2.

Firstly the site is not located within a 'sensitive area' as defined by article 2 (1) of the Regulations.

In relation to b) above, the application proposal falls within 10 (b) 'urban development projects' of Schedule 2. The second column of that table stipulates the applicable thresholds and criteria which need to be met for the development to be considered EIA development as follows:

- (i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or*
- (ii) the development includes more than 150 dwellings; or*
- (iii) the overall area of the development exceeds 5 hectares*

In this regard, the proposed development would meet the thresholds under part (ii) and (iii) since the development proposes more than 150 dwellings and the total site area exceeds 5 hectares.

Schedule 3 includes criteria against which to assess whether a proposal is likely to have significant effects on the environment, taking into account the characteristics of development, location of development and the characteristics of the potential impact. These have been assessed in relation to the proposed development (described in detail above) and it is considered that in relation to the *characteristics of development* the environmental effects would not be significant given the proposed size of development, cumulative effects of other development, effects on resources or pollutant effects.

In terms of the *location of the development* there are no significant sensitive uses on or surrounding the site and natural environmental resources have been fully considered (including the relatively nearby National Park designation) and primary mitigation embodied within the proposed development. The proposal would include ecological enhancement, would be sympathetic to sensitive surrounding heritage assets and in all other respects would have limited detrimental impact. In terms of characteristics of the potential impact of the site, and having regard to location and proposed development, the scheme would not in our opinion have any significant effects on the environment that would result in a requirement for Environmental Impact Assessment (EIA)

Notwithstanding this point, the proposed development will be accompanied by a comprehensive set of plans, reports, studies and assessments and in addition to any other reports considered necessary by the Local Planning Authority. These reports may include:

Design & Access Statement
Landscape Plans and Lighting Plan / Assessment
Tree Survey and Arboricultural Impact Assessment
Ecological Surveys
Flood Risk Assessment / Foul and Surface Water Drainage Assessment
Lidsey Foul Water Treatment Catchment Area Statement and Environmental Assessment
Landscape Strategy
Landscape and Visual Impact Assessment
Sustainable Design and Construction Assessment & Renewable Energy Assessment
Historic Environment Assessment
Transport Statement
Transport Assessment/Travel Plan
Waste Management Plan

In combination, reports will fully assess any potential impact and further seek to mitigate impact where required.

In conclusion, it is our view that the proposal would not meet the basic criteria for inclusion as EIA development. Furthermore, the proposal is not of a scale, significance or within a sensitive location which would warrant accompaniment of an EIA and it is not considered that there would be any significant environmental effects. Any potential impacts will be minimal and in any event would be diminished through appropriate amelioration and mitigation measures.

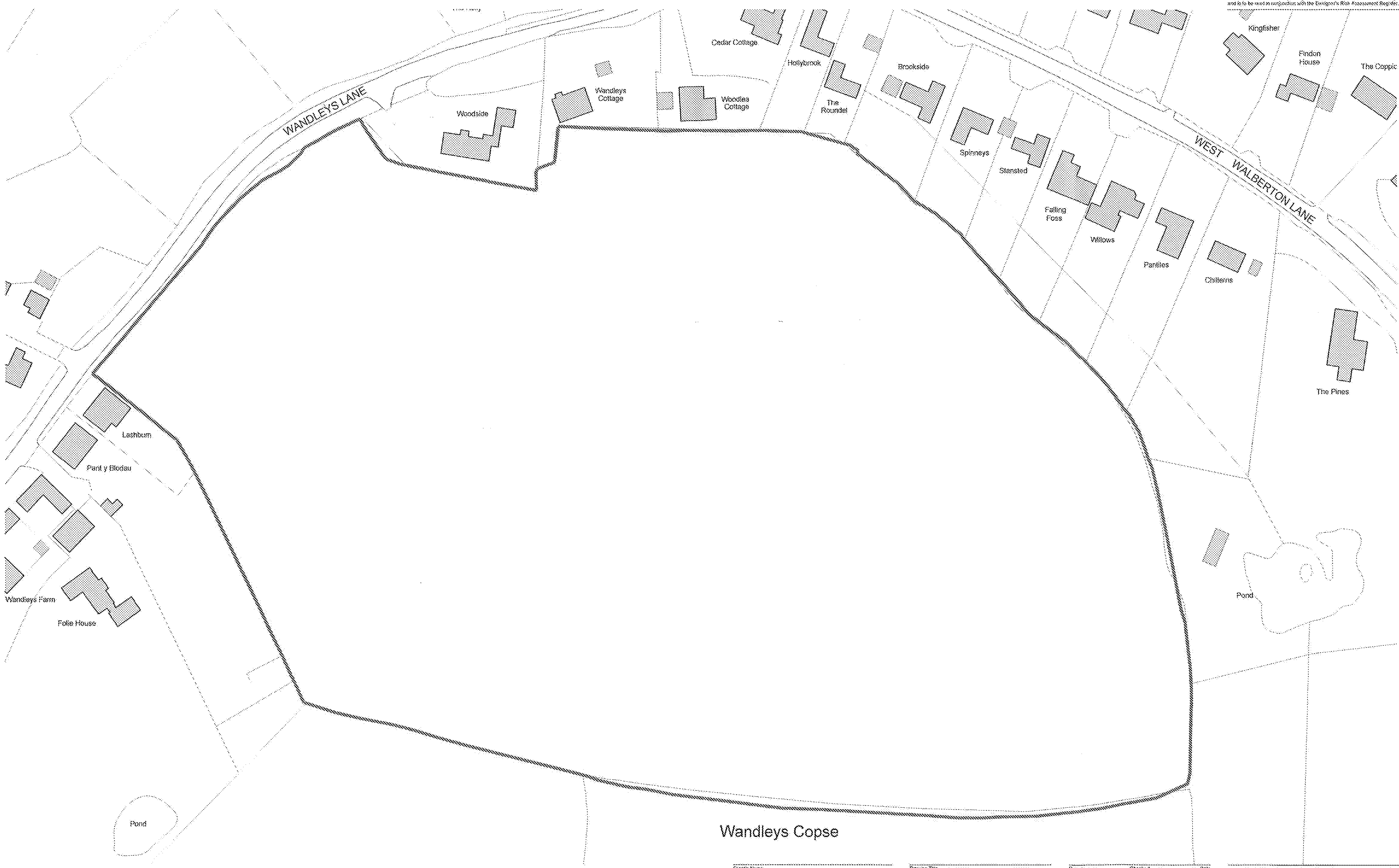
If you have any further queries or require further information please contact me on 01903 248777.

Yours sincerely
ECE Planning

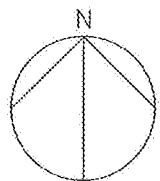


Huw James
Director

CDM 2015 Health & Safety Information:
This information relates only to 'Significant Hazards' identified on this drawing
and is to be read in conjunction with the Designer's Risk Assessment Register.



Wandleys Copse



Client's Name
Welbeck Land

Job Title
**Wandleys Farm,
Wandleys Lane, Fontwell**

Drawing Title
Location Plan

Scale
1:1250 @ A3

metres 10 20 30 40 50

Drawn
PB

Checked
KE

Date
12.05.17

Job No
6462

Drawing No
LOC

Rev
-

Scale
PRELIMINARY

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