



Ben Daines <ben.daines@adur-worthing.gov.uk>

Re: 1207 Steyning Road, Shoreham - Re: Landscape report: Shoreham Gateway

1 message

Ben Daines <ben.daines@adur-worthing.gov.uk>

12 February 2016 at 17:34

To: Robert Thornton <robert@thornton-design.com>

Cc: Moira Hayes <moira.hayes@adur-worthing.gov.uk>, William David Thornton <willdthornton@gmail.com>, James Appleton <james.appleton@adur-worthing.gov.uk>, Chris Barker <cbarker@ecephanning.com>, Paul Fender <PFender@eearchitecture.com>

Dear Robert and Will,

I refer to your emails of 1st and 4th February regarding the Shoreham Gateway Landscape Report. It was intended that the report issued to you was the final report but it has since been amended to take account of some of the concerns you raised in your email. I shall go through each bullet point in Robert's email individually.

First bullet point - The report referred to the embankment being 4m high but I agree that there was one reference that seemed to suggest the pathway was being raised by 4m. This wasn't intentional but needed to be amended. I have had another look at the tidal wall plans and discussed them with Keely Mowatt from the EA and adjacent to your property she confirmed that the new pathway would be 5m AOD and that this would be 1m - 1.5m higher than the existing level. The report has been amended accordingly to make this clearer.

Second and third bullet point - The sensitivity of this site has been reassessed taking account of some additional considerations. One of the purposes of updating the landscape work was to understand the importance of sites in relation to the local green gap, namely their importance in preventing coalescence as well as their contribution to the setting of settlements as this was an issue that the previous studies did not address. This has led to a reclassification of the sensitivity of your site given that it is considered as being particularly important to the setting of Shoreham. Additionally, the raised embankments on either side of the river and the potential loss of vegetation adjacent to the site (see below) will also make the site more visible. This is explained in the Shoreham Gateway Landscape report.

Fourth bullet point - Having confirmed this point with Keely Mowatt, she is still of the view that the majority of vegetation adjacent to the site is likely to be removed to construct the embankment and has sent me an email to that effect. The study has been amended however so it refers to the reinstatement of vegetation and states that the majority (rather than all) of the vegetation will be removed.

Fifth bullet point - This image is incorrect and has been amended.

Sixth bullet point - The author of the report considered, as a result of the assessment, that the proposed development would have a negative impact on the setting of Shoreham and the river environment and the report is written accordingly. I would also state that previous reports were quite clear about the impacts of development at Shoreham Airport and the allocation was relocated and significantly reduced as a result.

With regard to Will's email, the development proposal assessed by the study was previously submitted by yourselves and included in the Allen Scott Landscape Assessment. This was the available scheme at the time that the Sheils Flynn report was commissioned. I understand that this scheme has been revised to 35 dwellings.

Views of the site from the A27 have been referred to as they are a valid consideration. However, the study also looks at the impact of the proposed development on views from a number of other locations that are accessible on foot and from the train.

This report, together with the other landscape reports, form just one element of the evidence base of the emerging Adur Local Plan.

I therefore attach an amended landscape report. However I would point out that none of the amendments made have changed the overall conclusions of this report. The other reports (including the Landscape Study Update and the new Assessment of Landscape Sensitivity) will be published on the Councils' website shortly.

Regards,

Ben Daines | Senior Planning Officer | Adur & Worthing Councils
01273 263065 | <http://www.adur-worthing.gov.uk/planning-policy/>

On 1 February 2016 at 17:04, Robert Thornton <robert@thornton-design.com> wrote:

Dear Moira,

Thank you for the issue of your Landscape Report, in respect of our site. We note that it is not named as a draft and have serious concerns about its current status given that it is riddled with factual inaccuracies, contradictions and misleading summary statements. Therefore, we respectfully request that this report is taken out of public circulation, until we can come back to you in more detail. However, please note the following:-

- The report states that the embankment to the river is to be raised by 4m, as part of the EA's Tidal Wall Scheme, when it is being raised by 400mm.
- The report re-assesses the Landscape Character Sensitivity as 'Medium', when the same author's Landscape & Ecology Report 2012 stated that it was 'Medium/Low', previously.
- The report re-assesses the Visual Sensitivity as 'Medium/High', when the same author's Landscape & Ecology Report 2012 stated that it was 'Medium/Low', previously.
- The report states that the screening vegetation, to our site, on the existing east river embankment will be removed by the EA's Tidal Wall works, when the authors have no authoritative knowledge that this will be the case, while we have minutes, from one of many meetings with the EA, in which the EA stated that they had redesigned their raised embankment proposal,) so as not to affect the existing vegetation, except where the embankment necessarily crosses our site.
- The report contains a very misleading image from the west bank of the river, just north of the toll bridge, which suggests that our residential proposal extends across the west face of St Nicholas' Church and over the top of all or part of three properties to the south of our site, which we do not own, when clear views of the Church will be maintained.
- The report's summary is laced with negative language and suggests that there is no way of visually mitigating the impact of development on our site, whilst the same authors wrote in glowing terms how 30,000sq m of employment development in the airfield could be mitigated with green roofs, etc.

These are just a few of the matters we have identified. A fuller response will be forwarded, in due course, However, as you know, we are meeting the Coastal West Sussex Design Review Panel tomorrow and we very much hope that they have not been briefed on the basis of such a flawed report, as we were hoping to get some constructive feedback. In the meantime, we believe it would be sensible if you change its status to 'draft' at the very least, until it can be amended.

Regards,

Robert Thornton

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From: [Moira Hayes](#)

Sent: Monday, February 01, 2016 9:15 AM

To: [William David Thornton](#)

Cc: [Robert Thornton](#) ; [James Appleton](#) ; [Ben Daines](#)

Subject: Landscape report: Shoreham Gateway

Dear William,

Please find attached a copy of the final landscape report on Shoreham Gateway site. Please note that the other reports that it refers to (Landscape Study Update and Landscape Sensitivity) are currently being finalised.

Regards,

Moira

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Moira Hayes | Principal Planner | Planning Policy Team | Adur & Worthing Councils
01273 263247

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Shoreham Gateway - Sheils Flynn Jan 2016 rev2 (2).pdf

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