

Horsham District Council Screening Assessment

Ref: EIA/23/0001

Site: Broomers Hill, Pulborough

Development Proposal: Replacement of 2.15km of potable water main with 225mm and 250mm pipes between Spinney North and the Southern Water reservoir at Nutbourne Lane, via Boomers Hill. This will consist of 2.18km of open cut excavation (600 mm wide, 900 mm depth) with a 20m working width to allow construction activities and vehicle movement.

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes – Item 10(l) (installations of long distance aqueducts). The area of works exceeds 1 hectare.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, AONB, SPA or SAC)	No

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

1. Characteristics of Development	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance (direct and indirect)
a) Size and design of development (e.g. site area, scale)	<p>The proposed works will replace the potable water main between Spinney North road and the Southern Water reservoir at Nutbourne Lane, this water main services 7674 properties in the local area however suffers from a high burst rate. The proposed works will replace approximately 2.15 km of the existing potable water main with 225mm and 250mm polyethylene pipe. This will consist of 2.18 km of open cut excavation (600 mm wide, 900 mm depth) with a 20 m working width to allow construction activities and vehicle movement.</p> <p>A site compound will be located adjacent to the mains replacement to facilitate the works and will be located off Broomers Hill Lane, 1,500 m2 in size consisting of a single-storey canteen, office, welfare facilities, drying room, and</p>	Low significance

	<p>locker room, in addition to four parking spaces and laydown area for materials. No new road access will be required, with the compound utilising an existing field access.</p> <p>The size and design of the development whilst covering a large area is limited to the area of the pipe to be replaced. The site compound is set within an open field and will be a temporary addition set away from properties.</p>	
b) cumulation with other existing or approved development	The proposed works pass through New Place Farm. There is a current application for the development of this site for 170 dwellings (DC/21/2321). This application is pending the completion of a legal agreement and has not yet been approved. Commencement of this development is dependant on compliance with any pre-commencement conditions and is some way off starting on site. This proposal is not likely to clash with the Southern Water works which are due to commence in July 2023.	
c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)	The construction process will require the use of resources such as energy, building materials, land and water. However, the proposals involve replacement of an existing potable water main, there will no change of land use associated with the proposed development and will improve water resources.. The proposed works are primarily located on poor semi-improved grassland, passing through existing gaps in tree lines along field boundaries, hardstanding trackways with of New Place Nursery, and tree and shrub lined public rights of way though of New Place Nursery.	Low significance
d) the production of waste (demolition, construction, operation and decommissioning?)	The applicant has stated that a Site Waste Management Plan will be produced prior to the start of construction, which will identify potential wastes generated during construction and will apply the waste hierarchy to minimise generation, and maximise re-use and recycling, and consider the sourcing, transport, use and disposal of materials in a sustainable manner. The SWMP will be used to derive the management options that would achieve the highest practicable performance levels within the hierarchy.	Low significance
e) pollution and nuisances (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and	Several residential properties are located immediately adjacent to the works at the junction of Strawberry Field road, Link Lane, Spinney North road, and	Low -Medium significance

decommissioning)	<p>Broomers Lane. During the construction phase temporary noise sources will consist of the following:</p> <ul style="list-style-type: none"> - Construction traffic – heavy goods vehicles, hiab (truck-mounted loader crane), general staff traffic. - Excavators, dumpers, and hiab (off-loading materials) for creation of the temporary compound. - Excavators and dumpers for excavation, pipe movements, and backfilling of trenches. <p>No particularly noisy activities (e.g. hammer piling, concrete breaking) are planned. Appropriate working hours and good working practices in accordance with BS5228 – Parts 1 & 2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites will be followed (including sensitive timing of potentially noisy work) which will lower the potential for noise impacts. Liaison will take place with the closest residential receptors so they will be aware of the construction programme duration. In addition to the above, construction activity will be managed in accordance with a CEMP, which requires that noise control measures including appropriate working hours and good working practices including sensitive timing of potentially noisy work, will be adopted. With the implementation of these control measures, distance attenuation and sensitive working practices, no likely significant effect is anticipated as a result of temporary noise or vibration levels during construction.</p> <p>Standard best practice measures such as damping down of dust generating activities will be undertaken and will be included within a CEMP.</p> <p>Some potential for noise impacts during the construction of development but normal site operating processes / contractor schemes are likely to offset impacts.</p>	
f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge	The risk of accidents associated with this development is considered to be low	Low
g) The risks to human health (eg due to water contamination or air pollution)	The risks to human health associated with this development is considered to be low	Low

2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
<p>a) the existing and approved land use</p> <p>b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)</p> <p>c) the absorption capacity of the natural environment, paying particular attention to</p>	<p>The proposed works are primarily located on poor semi-improved grassland, passing through existing gaps in tree lines along field boundaries, hardstanding trackways with of New Place Nursery, and tree and shrub lined public rights of way though of New Place Nursery. Given the rural nature of this site, there is potential for ecological impacts.</p> <p>A Preliminary Ecology Appraisal (PEA) was undertaken in August 2018, with subsequent visits undertaken in September 2022 and April 2023 by a suitably experienced and qualified ecologist. The suitability of the site for legally protected species was assessed using the results of a desk study, combined with field observations and identification of habitat that could support protected species. The findings of the surveys indicate that there will be no significant impacts. The applicant is to reminded of their obligations under Conservation of Habitats and Species Regulations 2017. This includes licences from Natural England for dormouse protection.</p>	Low
i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)	The site is located in Flood Zone 1 which indicates a low probability (less than 0.1%) of flooding. This proposal will fix burst pipes which currently result in flooding issues.	Low
ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/a	None
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	No hedgerow or trees are proposed to be removed to facilitate construction of the proposed scheme. The proposed works are primarily located on poor semi-improved grassland, passing through existing gaps in tree lines along field boundaries.	Low
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	There are no designated nature reserves or parks adjoining the site and the site is not located within an environmentally sensitive area as defined by the EIA Regulations.	Low

<p>v) European sites and other areas classified or protected under national legislation (this therefore includes areas designated pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna and SSSI's) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that could be affected?)</p>	<p>The application site does not constitute a 'sensitive area' as defined by the EIA Regulations. The following designated sites are located within 2 km of the proposed works.</p> <ul style="list-style-type: none"> - Arun Valley Special Area of Conservation (SAC), Special Area of Protection (SPA), and Ramsar, located approx. 1 km south. - Marehill Quarry Site of Special Scientific Interest (SSSI), located approx. 800 m southeast. - Pullborough Brooks SSSI, located approx. 1.0 km south. - Parkhill Farm Cutting SSSI, located approx. 1.7 km west. <p>The proposed works will not have any direct or indirect impacts on statutory designated nature conservation sites due to their minor nature and distance from the proposed works.</p>	<p>Low</p>
<p>vi) areas in which there has already been a failure to meet environmental quality standards laid down in Union legislation or in which it is considered that there is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>N/a</p>	<p>N/a</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The development will not increase population. The proposal is mainly to the boundary of fields. In some instances, works will be near to existing houses. The applicant has stated that a CEMP will be in place with standard best practice measures to mitigate impact on residents.</p>	<p>Low</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>The applicant has stated that an Archaeological Desk Based Assessment of the location and proposed works was carried out by a suitably experienced and qualified archaeologist. The review identified that there are no statutory designated heritage assets within the area of works. Nearby designations include a Scheduled Monument, Medieval Moated Site off Moat Lane, located approximately 30 m south-west of the proposed scheme, and West Broomers Hill Farmhouse a Grade II listed building is located 84 metres to the south, neither location will be directly impacted by the proposed scheme.</p> <p>Approximately 1 km of the proposed scheme passes through an Archaeological Notification Area defined as 'Large Roman Settlement Area, Pulborough'. The majority of the proposed scheme is considered to lie within an area of moderate potential for most periods, with high potential for the Romano-British period, and unknown potential for the</p>	<p>Low</p>

	<p>early medieval period. Where deposits are encountered there may be some potential for Palaeolithic archaeology. Based on the above information, a programme of geo-physical surveys and subsequent trial trenching will be completed ahead of construction works to document any identified archaeology. Where geo-physical surveys are not feasible an archaeological watching brief will be undertaken during excavation activities. All works will operate under a standard stop work policy for unexpected archaeological finds allowing for cataloguing prior to works commencement. Based on the details and measures above, no likely significant adverse effects are anticipated.</p> <p>The South Downs National Park is located to the south of the site. Given the distance from the SDNP, the setting of the SDNP would not be affected by this development.</p>	
3. Types and Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	Description	Significance
a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)	These works for replacement pipes by Southern Water is not of a magnitude or spatial extent that it would have a significant affect.	Low
b) the nature of the impact	<p>The proposed scheme is not anticipated to significantly alter the landscape. Visual impact will be temporary associated with the construction works, and land will be reinstated following pipe installation.</p> <p>The proposal cuts across several rights of way. The applicant is reminded to liaise with WSCC Rights of Way team for these works.</p>	Low
c) the transboundary nature of the impact (any international impacts?)	N/a	None
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	N/a	None
e) the probability of the impact (e.g. overall probability of impacts identified above)	The construction impacts such as noise is likely but could be mitigated through the agreement of a Construction Environmental Management Plan. The hours of construction could also be limited to daytime hours.	Low

f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	The impacts from the construction phase would be temporary.	Low
g) the cumulation of the impact with the impact of other existing and/or approved development	There is a current application for the development of New Place Farm for 170 dwellings (DC/21/2321). This application is pending the completion of a legal agreement. Commencement of this development is dependant on compliance with any pre-commencement conditions and is not likely to clash with the Southern Works which are due to commence in July 2023.	Low
h) the possibility of effectively reducing the impact	There is potential for the impact of this proposal to be reduced through a number of means. This includes environmental / construction controls during the construction phase, together with measures to control the hours of operation / lighting etc.	Low

Results of any relevant EU environmental assessment that is reasonably available	N/a	N/a
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Conclusion

EIA Required?	No
Statement of reasons	<p>The potential impacts that have been identified are limited to the construction activities and will therefore be temporary and localised. Through the implementation of appropriate management measures, the Broomers Hill, Pulborough potable water main replacement works are not likely to generate any significant adverse effects on the environment. The potential operational effects are predicted to be minimal, with long-term beneficial effects anticipated due to a reduction in pipe leakage and pipe bursts requiring emergency repair works.</p> <p>On balance, it is considered that the overall scale and nature of the impacts that would arise from the scheme do not have such significant effects as to require an EIA.</p>

Date	20.06.2023
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