

## **Horsham District Council Screening Assessment**

**HDC Reference:** EIA/25/0007

**Site:** Sumners Pond Fishery and Campsite, Chapel Road, Barns Green, Horsham, West Sussex, RH13 0PR

**Development Proposal:** Redevelopment works including the upgrading of internal roads, caravan bases, provision of new caravan pitches, upgrading of utilities and drainage infrastructure and landscape planting

<b>EIA Regulations</b>	
Is the proposed development listed in Schedule 1?	<b>No</b>
Is the proposed development listed in Schedule 2?	<b>Yes.</b> – Development type 12(e) Permanent camp sites and caravan sites. The site extends to approximately 10.1ha, exceeding 1ha threshold set under 2017 EIA Regulations. This means the proposal could constitute Schedule 2 development subject to the selection criteria as identified in Schedule 3 of the Regulations.  <b>Yes</b> - The proposal is listed under Development Type 13 Changes and Extensions (b) Any change to or extension of development of a description listed in paragraphs 1 to 12 of the table of Schedule 2, where that development is already authorised, executed or in the process of being executed, and (i) the change or extension may have significant adverse effects on the environment. The proposal would involve changes or extensions to an existing development type 12(e) of Schedule 2, and could constitute Schedule 2 development subject to the selection criteria as identified in Schedule 3 of the Regulations.
Is the proposed development within or adjacent to 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 EIA Regs 2017 – Selection Criteria for Screening Schedule 2 Development**

<b>1. Characteristics of Development</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance (direct and indirect)</b>
a) <b>Size and design of development</b> (e.g. site area, scale)	There are various land parcels which make up the entirety of the 10.1ha site area, which is largely undeveloped in nature, albeit comprising a site which is used for leisure and recreational purposes. The site area comprises various parcels with the following land uses / characteristics: - Existing camp pitches (caravans, tents and lodges) - Ponds / fishing lakes	Residual environmental / visual impacts anticipated.  To be assessed as part of Landscape and

	<ul style="list-style-type: none"> <li>- Woodland</li> <li>- Dog meadow / wood (exercise paddocks)</li> </ul> <p>The site lies west of the defined built up area of Barns Green. There are a number of residential and farming properties adjacent to the site boundaries, including a new-build development site comprising some 32 properties.</p> <p>No details are provided on the number of increased camping pitches within the site area, or the nature of the infrastructure and road upgrades, nor on the location of the proposed development.</p> <p>The site is currently served by a single vehicular access point off Chapel Road, no details are provided on the likely increase in vehicular movements along this access point arising from the potential development.</p>	Visual Appraisal, Preliminary Ecological Appraisal (PEA), Heritage Assessment, Arboricultural Impact Assessment.  Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.
<b>b) accumulation with other existing or approved development</b>	<p>There is an application pending consideration at the current time for some 68 residential properties on land adjoining the north-eastern part of the site (DC/25/2057 – Land North of Little Slaughterford).</p> <p>Permission has also been granted, and implemented, for residential and commercial development within the wider land holding of the application site to form 6 x commercial warehouse units, reception building and 32 residential properties (DC/21/2697).</p> <p>Some cumulative landscape effects are anticipated given the proximity of the development to other permissions already implemented, as well as those within the vicinity which benefit from extant permission, and given the proximity of public access paths (PRoW).</p> <p>The likely impacts of the development are currently unknown given the nature of the potential development is vague.</p>	Residual environmental / visual impacts anticipated.  To be assessed as part of Landscape and Visual Appraisal.  Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.
<b>c) use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</b>	<p>The site lies within an area identified by West Sussex County Council for the potential of Brick Clay extraction, requiring the submission of a Minerals Assessment Report in order to consider whether the proposal would lead to the sterilisation of the identified minerals.</p> <p>The Natural England Position Statement dated 14 September 2021 declaring that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley, has now been formally withdrawn (end Oct 2025).</p>	No significant and/or residual environmental impacts anticipated.  Submission of a Minerals Assessment Report to set out potential for the

		development to prevent future extraction of the identified mineral.
d) <b>production of waste</b> (e.g. demolition, construction, operation and decommissioning?)	<p>The site is on green field land and there are no identified built structures requiring demolition. As with nearly all construction, the proposed development will result in some generation of waste materials from the preparation and undertaking of works, albeit of an unknown nature at this stage.</p> <p>The applicant will be encouraged to ensure that construction waste is reused and recycled where possible. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Operational waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation.</p>	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Further details required with application: Site Waste Management Plan may be required</p>
e) <b>pollution and nuisances</b> (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning)	<p>During the construction phase there is likely potential for effects in terms of noise and vibration, traffic disturbance and any dust from site preparation/ground works. Any impact will be local to the site area and its immediately locality. Any impact will likely be short-term and temporary, and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures, and a plan to identify the access route (the submission, approval and implementation of which can be secured by a planning condition). No details have been provided in relation to the anticipated construction access route.</p> <p>The size of the site means that the site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.</p> <p>A CEMP, to be agreed with HDC and the Local Highways Authority, and secured through a suitable planning condition, can be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers and nearby residents.</p> <p>There would also be emissions associated with the operational phase of the proposed development, and would be subject to an Air Quality Assessment and associated damage cost.</p> <p>Ongoing noise impacts arising by way of increased camp pitches within a quiet rural environment, particularly during the night-time hours, would be subject to the findings of a</p>	<p>No significant and/or residual environmental impacts anticipated, subject to assessment of submitted noise assessments.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.</p> <p>Further details required with application Noise Report Transport Assessment Environmental Risk Assessments Phase 1 (desktop study) Phase 2 (Intrusive</p>

	noise impact assessment.	Investigation) contaminated land reports Construction Management Plan Air and dust pollution Assessment Noise and Vibration Assessment
f) the risk of major accidents and/or disasters (including those caused by climate change)	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation / requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of any development. The development would adhere to highway safety standards.</p> <p>The proposed expansion of the caravan / camp site is not anticipated to lead to an increased risk of major accidents or disasters, on account of the nature of the proposed development.</p> <p>The identified surface water flood risk, affects a large area of the proposed site area, thus likely triggering the need for a Sequential Test for flooding.</p>	A sequential test for flooding will be required alongside a Flood Risk Assessment (FRA)
g) The risks to human health (e.g. due to water contamination or air pollution)	<p>Any associated risks to human health arising would be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development.</p> <p>A CEMP can be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.</p>	<p>No significant and/or residual environmental impacts anticipated from the solar element</p> <p>Noise Impact Assessments expected as part of any submission.</p>

<b>2. Location of Development:</b> the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to:	<b>Description</b> (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	<b>Significance</b>

<p><b>a) the existing and approved land use</b></p>	<p>A woodland Tree Preservation Order (TPO) lies adjacent to the southern side of the identified site area. Blocks of Ancient Woodland lie within and adjacent to the site's boundaries. Furthermore, the site boundaries appear to include a number of trees and woodland blocks.</p>	<p>Residual environmental impacts anticipated.</p>
<p><b>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?)</b></p>	<p>As such, it would be expected that a comprehensive Tree Survey, hedgerow survey, and Arboricultural Report would be submitted with any future planning application. A landscape and visual appraisal (LVA) would also be required to be submitted with a planning application. Amber (suitable habitat) and Red (most suitable habitat) areas of Great Crested Newt Impact Risk Zones cover the site. This would require surveys to be submitted to address the likely impact to GCN, or for an application direct to NatureSpace, who operate the District Licensing Scheme in Horsham, in advance of any planning application.</p>	<p>Further information required with application: Landscape Visual Appraisal (LVA) , Landscape Mitigation, Preliminary Ecological (PEA), Minerals Assessment Report, Tree reports.</p>
<p><b>c) the absorption capacity of the natural environment.</b></p>	<p>The site lies within an area identified by West Sussex County Council for the potential of Brick Clay extraction, requiring the submission of a Minerals Assessment Report in order to consider whether the proposal would lead to the sterilisation of the identified minerals. Further details of new, mitigatory and compensatory planting and landscaping can be included in the landscape strategy to be submitted with a future planning application. The Landscape Strategy/Green Infrastructure Strategy document should set the overarching principles proposed as part of the scheme. This should include detail on mitigation measures (highlighted in the LVA), retained landscape features, landscape enhancements and demonstrate how new green infrastructure links to existing GI/habitat corridors. This should be accompanied by a detailed plan for long term management that details vegetation management techniques such as grazing, mowing and strimming.</p> <p>The nature of the proposal would be subject to BNG requirements.</p>	<p>Evidence of joining the District Licensing Scheme or surveys in relation to the presence of Great Crested Newts will be required.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.</p>
<p><b>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</b></p>	<p>The EA flood mapping data does not appear to identify any land subject to River flooding. Surface water flooding is however, identified within the site area based on the updated EA flood mapping, running through the site area.</p>	<p>Subject to appropriate mitigation, no significant and/or residual environmental impacts anticipated.</p>

ii) <b>coastal zones and marine environments</b> ( <i>any potential for the scheme to impact on coastal areas e.g. runoff etc</i> )	N/A	N/A
iii) <b>mountain and forest areas</b> ( <i>impacts on wooded areas, including any designated areas of ancient woodland / TPOs</i> ).	<p>There are a number of trees within the site itself. Wooded areas adjoin the site boundaries and further hedgerows and other vegetation is present within the site parcels and along the site boundaries. There are areas of ancient woodland within close proximity to the site.</p> <p>Areas of Ancient Woodland lie within and adjacent to the site, and an area of woodland TPO has been identified adjoining the south of the site.</p> <p>A Tree Survey and Arboricultural Report would be expected to be submitted with a future planning application to assess trees within the site boundary. In addition, the proposed development is likely to include areas of new landscape planting, including native shrubs. A landscape strategy should be submitted with a future planning application.</p>	<p>Subject to appropriate mitigation, no significant and/or residual environmental impacts anticipated.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development: Further information required with application: Arboricultural Impact Assessment</p>
iv) <b>nature reserves and parks</b> ( <i>e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?</i> )	<p>The site does not adjoin a designated National Landscape, or National Park, nor lie within its setting.</p> <p>A number of Local Wildlife Sites and Traditional orchards lie within 5km of the application site, with <i>Bishop's Wood</i> being the closest to the site.</p>	<p>Some residual environmental impacts anticipated.</p> <p>Assessment of this aspect of the proposal, will determine the extent of mitigations required to address potential residual harm to National Park setting. Submission of an LVA required to assess any impacts and mitigation.</p>
v) <b>European sites and other areas classified or protected under</b>	The application site itself does not constitute a 'sensitive area' as defined by the EIA Regulations.	Subject to mitigation no significant and/or

<p><b>national legislation (this 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 can be affected?)</b></p>	<p>The site is located outside any designated Bat Sustenance Zones. A Phase 1 Habitat Survey should be submitted with the planning application, on account of the site area. Best practice ecological mitigation measures can be implemented to include using tree protection during construction, retaining an appropriate buffer zone to any Ancient Woodland, and undertaking scrub/vegetation removal outside of the bird breeding season to avoid the potential for damaging bird nests.</p> <p>Species surveys for other protected species including, but not limited to, Hazel Dormice, Badgers, Bats, Breeding Birds, Reptiles, and Hedgehogs will also be required and relevant mitigation is expected to be proposed to ensure the development will avoid significant impact on protected or priority species.</p> <p>In relation to Great Crested Newts, the site lies within red and amber zones indicating suitable GCN habitat (see District licensing Scheme).</p>	<p>residual environmental impacts anticipated.</p> <p>The proposal will require separate consultation with NatureSpace in relation to Great Crested Newts.</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 these is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>Any dust generation during the construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The site layout has the capacity for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p><b>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</b></p>	<p>The site is located in a rural area, albeit adjoining a built up area boundary to the settlement of Barns Green, which is noted to have limited services, facilities and public transport connections.</p> <p>Given the nature of the proposal, it is unlikely to result in a significant change to the lifestyle or character of people living in the wider vicinity.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p><b>viii) landscapes of historical, cultural or archaeological significance</b></p>	<p>There are a number of listed buildings which lie close to / adjacent to the site:</p> <ol style="list-style-type: none"> <li>1) Little Slaughterford Farmhouse</li> <li>2) Valewood Farmhouse</li> <li>3) Barns Green Stores and Post Office</li> <li>4) The Queens Head</li> <li>5) Blacksmiths Cottage</li> <li>6) Bennetts</li> </ol>	<p>Some residual environmental impacts anticipated.</p> <p>A Heritage Statement will be required to address potential residual harm.</p>

	A Heritage Statement should be submitted to assess the likely impact on the setting of the identified designated heritage assets occurring as a result of the proposal.	
<b>3. Types and Characteristics of the potential impact:</b> The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	<b>Description</b>	<b>Significance</b>
a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)	<p>The impacts are likely to be largely confined to the site and the land immediately adjacent, including visual receptors along the identified PRoW, and existing dwellings at the site, or close to the site.</p> <p>Residents closest to the site will be affected by the development during the construction phase, however, adverse effects would be temporary and minimised through the implementation of a CEMP.</p> <p>The public rights of way which run through and along the site boundaries are acknowledged, which enable users to experience the rural landscape and its setting.</p> <p>With regards to Landscape character, the significant impacts are likely to be primarily confined to the site itself, although without greater detail on the likely scale and nature of the proposal, the impacts could extend to affect a wider area beyond the site's boundaries.</p>	Some residual environmental impacts anticipated.
b) the nature of the impact	<p>The development is likely to cause a change to the existing baseline condition of the site, although at this stage, the nature and scale of the proposed development is not clear.</p> <p>Other environmental impacts would include noise and disturbance during construction (albeit temporary), and additional noise and emissions from vehicles during the operational stage. Ongoing vehicular movements would be expected to arise from any increased camping pitches within the site.</p> <p>Impact may arise to natural habitat, particularly given the identification of the amber and red impact zones for potential Great Crested Newt habitat.</p> <p>Without any indications on the nature and scale of any proposed development across this site, some vegetation clearance may result. However, it should be possible to secure compensatory habitats through appropriate on-site mitigation.</p>	Some residual environmental impacts anticipated.  Assessment will determine the extent of mitigations required to address potential residual harm.  Further information required with application Preliminary Ecological Appraisal

		(PEA) Landscape and Visual Appraisal.
c) the transboundary nature of the impact (any international impacts?)	The proposal would not lead to benefits that extend beyond the district's boundaries, and wider visual impacts are acknowledged to occur at a more local level and immediate to the site.	N/a
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The impact of development of this site for any development covering some 10.1ha of land, is likely to be felt most acutely by those in the immediate surrounds: walking the PRoW, living in adjoining and nearby properties, and farming the wider land parcels around the site. The site subject to this assessment is likely to be seen in the context of its rural undeveloped surrounds.</p> <p>At this stage, an assessment of the impact is difficult to judge as the applicant has not provided a full suite of supporting information,</p> <p>As a whole, given its location within a rural area, and adjoining a defined built up settlement edge, any proposal would need to be carefully considered in its landscape context. It is likely that any proposal would require appropriate mitigation.</p> <p>The specific impacts will be assessed in full at planning application stage, where any necessary mitigation can be sought.</p>	<p>Some residual environmental impacts anticipated.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development: Further information required with application:</p> <p>Preliminary Ecological Appraisal (PEA) Transport Assessment Landscape and Visual Appraisal, Arboricultural Survey &amp; Report and Planting Plan</p>
e) the probability of the impact (e.g. overall probability of impacts identified above)	<p>Loss of greenfield land and associated landscape impacts are highly probable in the event that development takes place, dependant on the nature of any proposal.</p> <p>During the operational phase of any proposed development, lighting and noise impacts are possible, as well as air and dust pollution during the construction phase. It is not known how long construction activities would take, or how vehicles would access the site. It is advised that a Construction Traffic Management Plan setting out the effect of the construction phase on the highway network, noting the shared nature of the site access to / from Chapel Road with other functions of the site, as well as the routes of the PRoW, one of which runs along the site access up to Chapel Road.</p>	<p>Some residual environmental impacts anticipated.</p> <p>Assessment will determine the extent of mitigations required to address potential residual harm.</p> <p>Further information</p>

	<p>Cumulative impacts from traffic generation are also highly likely during construction works using the narrow rural lanes. Other impacts such as impacts on protected species and noise levels experienced at sensitive receptors, will be informed by relevant surveys and assessments, and may be managed through appropriate controls exercised through the imposition of conditions as required.</p> <p>Mitigation measures at planning application stage may be used to appropriately manage impacts arising from the development, dependant on the specific type and nature of any proposals which may come forward</p>	<p>required with application: Transport Assessment Landscape and Visual Impact Assessment; Arboricultural Survey &amp; Report and Planting Plan Air &amp; Dust Pollution Assessment Noise and vibration Assessment</p>
<p><b>f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)</b></p>	<p>Construction effects would be temporary. Dependant on the type and nature of the proposal, the impacts arising from the development itself are likely to be permanent and irreversible on the land, particularly works cited as pitch bases, infrastructure, road and utility upgrades.</p> <p>It is advised that a Landscape Environment Management Plan (LEMP) would be submitted with any application to demonstrate how the land would be managed throughout the operational phase of the development, in a way that would deliver significant biodiversity net gains.</p> <p>Other impacts such as potential impacts on protected species in the surrounding habitats are unknown and still require further investigation.</p>	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.</p> <p>Further information required with application: Noise Report Construction Management Plan Transport Assessment Landscape and Visual Impact Assessment; Arboricultural Survey &amp; Report and Planting Plan Preliminary Ecological Appraisal (PEA) Air &amp; Dust Pollution Assessment Noise and vibration</p>

		Assessment
g) the accumulation of the impact with the impact of other existing and/or approved development	<p>The main consideration with regard to cumulative environmental impact of this development is on landscape impact.</p> <p>Whilst the made Neighbourhood Plan makes no allocations for housing development adjacent to the site, aside from the permitted development under DC/21/2697. There is a pending application for residential development to the east of the site (Land North of Little Slaughterford).</p>	No significant and/or residual environmental impacts anticipated
h) the possibility of effectively reducing the impact	<p>There is potential for the impact of any development proposals for this site to be reduced through a number of means. The effectiveness and means of reducing the impact on any development will depend on the eventual type and nature of development coming forward for this site, and the findings arising from assessments and reports to accompany and support any such application.</p> <p>Various studies and statements, such as BNG, Arboricultural Impact Assessment, land levels / topographical surveys, Ecology Assessment and appropriate species surveys, including considerations of Great Crested Newt / District Licensing Scheme, are expected to be submitted with any future planning application to ensure the provision of appropriate mitigations on site, in order to fully consider matters such as, but not limited to, biodiversity, noise, environmental hazards, flood risk, land levels.</p> <p>The assessment of the impact and any mitigation measures on the landscape character and visual amenity of the area as well as the setting of the rural area, will need to be assessed through the LVA.</p>	No significant and/or residual environmental impacts anticipated
Results of any relevant EU environmental assessment that is reasonably available	None applicable	

## Conclusion

<b>EIA Required?</b>	<b>No</b>
<b>Statement of reasons</b>	<p>The threshold outlined in Schedule 2 of the EIA regs. (2017) for overall site area is exceeded by the proposal (1ha); but it is considered that the site is not located within an area of particular environmental sensitivity.</p> <p>Although there are not details provided on the likely scale and nature of any proposed development on this site, it is likely that the potential impacts are limited to landscape character, visual amenity, and setting, noting a number of PRoW through and close to the site. The significance of these would be a matter for consideration at application stage, such as by way of a Landscape and Visual Appraisal (LVA), whereby effects would be assessed, and the suitability and effectiveness of proposed mitigation would be judged.</p> <p>The screening assessment for this proposal has identified that other impacts on the environment could be satisfactorily addressed with mitigation measures incorporated within the design of the proposed development, and that significant effects are not considered likely, either alone or in combination with other development.</p> <p>Therefore, it is judged that the scale and nature of the proposed development, would not lead to this proposal constituting EIA development as defined by the EIA Regulations, such that an EIA would be required as a result.</p>
<b>Date</b>	<b>Nic Pettifer</b> 7 <sup>th</sup> January 2026