Horsham District Council Screening Assessment
HDC Reference EIA/20/0001
Applicant Reference: 31 March 2020

Development Proposal: Development of up to 100 dwelling houses .

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. Exceeds threshold of Category 10(b) projects in Column 1 of Schedule 2 of the Regulations; more than 1 hectare of urban development (overall area of development exceeds 5 hectares as per Category 10(b)(i)
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 – 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)	The site consists primarily of a roughly rectangular shaped parcel of land that covers an area of 6 hectares. The site consists of primary of scrubland and horse paddocks. In the northwest of the site lies Ancient Woodland (Marlpost Wood/Birch Wood/Middle Wood/Hog Wood/Carpenters Wood/Blakes Wood/Rascals Wood). The site is located outside of the built-up area boundary of Southwater, however it directly abuts this built-up area. The site has direct access into Southwater via Shipley Road. The development would include the construction of landscaping, drainage and associated works. The development would facilitate access to the Shipley Road. The development is similar in nature to surrounding residential housing estate land uses within the Built-up Area boundary.	No significant and/or residual environmental impacts anticipated
b) cumulation with other existing or approved development	The cumulative impact should consider the developments under construction on the Mill Straight, Land West of Southwater. The current draft of the Local Plan Review (Reg. 18) proposes no other allocated sites, nor does the Draft Neighbourhood Plans for Southwater or Shipley. There is a large strategic site allocation of some 600 homes on 'Land West of Worthing Road' to the north of the site (Core Strategy 2007). It is noted that phase 3 of this five phase strategic allocation is due to commence spring 2020.	

	Elements such as cumulative highway effects of the 600 dwellings yet to be completed, alongside the proposed development, will be assessed as part of the Transport Assessment, which will be submitted alongside a future planning application. This consented scheme has its own required mitigation measures to address any adverse effects. The application site is to the south of Southwater village which has a population estimated to be around 11000 people. Southwater village has a range of services including primary schools, small supermarket, doctors surgery and pharmacy and other independent shops. Southwater has been identified as an area for significant growth in the adopted Horsham Local Plan and will be expected to provide more homes in future reviews of planning policy as the settlement is considered sustainable and only second to Horsham in the settlement hierarchy within the Local Plan	
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 of the development will use resources in terms of land, water and energy as would be expected for a residential development. The operation of the development is not anticipated to use these resources, unless maintenance of the buildings and associated infrastructure (means of access, communal areas, and SuDs) is required. The proposed use of materials is consistent with new building projects. The level of efficiency of the homes is yet to be established through reserved matters applications and detailed design, however the buildings will be required to meet Horsham Local Plans policy requirements on new buildings and building control standards, likely to be secured through planning conditions. During construction, some minor topographical changes will occur to facilitate a SUDS scheme. Whilst some topographic changes will occur these will be minor changes in the landscape to facilitate better drainage of the scheme. These changes are considered insignificant in relation to the natural topography of the area.	No significant and/or residual environmental impacts anticipated
d) the production of waste (demolition, construction, operation and decommissioning?)	Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the development. Waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation and in line with best practice.	No significant and/or residual environmental impacts anticipated
e) pollution and nuisances (e.g. potential for noise,	During the construction phase there is potential for effects to arise from	No significant and/or

dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning t)	building works, 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 be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition). 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. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. There may be some minor adverse impacts on habitat within the scheme, which will be minimised through sensitive masterplanning. Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction and use of the highways improvements once completed. A CEMP, to be agreed with HDC and secured through a suitable planning condition, will 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 land uses proposed are not highly contaminative. The site is located in Flood Zone 1; low probability of river flooding. The effects in relation to surface water and hydrology will be assessed in full in supporting material submitted with the planning application. With the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects are unlikely not be significant. The scheme avoids any development in the flood plain. In addition, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. During construction any potential effects to existing properties would be mitigated by measures set out within a CEMP. These would include avoiding works in the floodplain wherever possible, and safe storage of plant or contaminants. Sustainable drainage would be considered, and appropriate drainage design would be included within the planning application documents	residual environmental impacts anticipated

	including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).	
f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge	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 the development. The development would adhere to highway safety standards. During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination were assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted.	No significant and/or residual environmental impacts anticipated
g) The risks to human health (eg due to water contamination or air pollution)	Any associated risks to human health arising from the proposal would be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development. Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP will 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. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. The land uses proposed are not highly contaminative and it is not expected that there is a high risk.	No significant and/or residual environmental impacts anticipated

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**

a) the existing and approved land use 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?) c) the absorption capacity of the natural environment, paying particular attention to	The site consists of a roughly rectangular parcel of scrubland and horse paddocks. The site covers an area of 6 hectares. The development would include the construction of access, landscaping, drainage and associated works, and would change the land use from agriculture. Residential properties are present in the vicinity of the site. The habitats on-site were generally considered to be of low-ecological value comprising grazed pasture. However, areas of scrubland and hedgerows would be classified as Priority Habitats and Ancient Woodland abuts the site to the northwest (Marlpost Wood/Birch Wood/Middle Wood/Hog Wood/Carpenters Wood/Blakes Wood/Rascals Wood). Land adjacent to the application site is Ancient Woodland. The proposal will not result in any loss of ancient woodland and a 15m buffer has been applied to development closest to the Ancient Woodland. This is shown on plans provided with this screening request. None of the application site includes Ancient Woodland. The effects of the proposed development are considered to be of local importance and there are a number of proposals to compensate for the loss of trees within the site due to the proposed development such as new planting and wildlife habitats and enhancements. Construction traffic, noise and dust effects from the development would also be likely but through the implementation of mitigation measures included within the CEMP, these are not expected to be significant. The development will result in the loss of horse paddock land, which is moderate to poor quality. There will be re-use of much of the surplus soil on-site. There is an existing dwelling house, wooden stables and barn type storage on the site which will require demolition and will generate solid waste that will need to be taken off site to a waste/ recycling station. The site is predominantly greenfield and used as paddock land. During the demolition of the single small house and related structures a relatively small amount of waste will be produced and will be disposed of in a responsible manner consistent with the waste hierarchy and waste management plans, which can be controlled through the use of conditions, imposed by the Local Planning Authority.	No significant and/or residual environmental impacts anticipated

	No additional land or important, high quality or scarce resources will be affected. Wealden Brick Clay is a mineral in abundance in the locality.	
i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)	The site is not located on wetlands, riparian areas, river mouth. The site is not located within or close to a groundwater SPZ. Ditches run around the eastern, southern and western boundaries of the site. It is proposed that two attenuation basins will be located at strategic low points on the site, in accordance with the natural catchments that the site currently drains by in its greenfield state. These basins shall discharge at controlled greenfield rates to swales, which shall then discharge the surface water runoff to the existing ditches. The volume of the ditch is sufficient to accept the flows from the site, as the flows shall be discharged at existing greenfield rates or lower. Significant effect is not likely, as the ditch shall be receiving flows equal to or lower than existing greenfield rates. Therefore, there will be no impact on the ditch. A Flood Risk Assessment is provided with the application	No significant and/or residual environmental impacts anticipated and mitigated
ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	N/A
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	Small areas of woodland will be affected to make way for a access and that some small sections of hedgerow are likely to be removed	No significant and/or residual environmental impacts anticipated
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	This is a greenfield site, with no historic land uses other than agriculture and more recently paddock land. The application site has no formal designated or classification in relation to biodiversity non classified and would result in the partial loss of greenfield land. There are no statutory designated sites of nature conservation within or adjacent to the site. The nearest SSSI is Coneyhurst Cutting which is located 4 km distant from the site. The land adjacent to Ancient Woodland in the northern areas of the application site is likely have a wide range of biodiversity and ecology. The Ancient Woodland sites will be protected by a minimum buffer of 15 metres. There will be no development within this buffer, which can be secured by planning condition and/or legal obligation. An Ecology Impact Assessment has been undertaken on the site.	No significant and/or residual environmental impacts anticipated
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	The nearest European Protected Sites are the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). The site is located well distant of the 15 km zones of influence. The proposal will result in the loss of some trees and hedgerows to facilitate development however these are not protected. Hazel Dormouse have been recorded on the boundary of the	No significant and/or residual environmental impacts anticipated

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?)	ancient woodland and the site. A bat roost has been recorded within the farmhouse building. The ancient woodland buffer zone will protect the habitat utilised by hazel dormouse. The removal of scrub within the northern field will require a Natural England mitigation licence. The demolition of the buildings will require a Natural England mitigation licence. The development will have to be carried out in accordance with the licence details. Further protection and mitigation is suggested in the supporting Ecology Impact Assessment and can be controlled by planning condition. An Ecology Impact Assessment has been undertaken on the site. An Ecological Mitigation Management Plan will be prepared and submitted in support of the planning application and will include retention of vegetation where possible, best practice construction measures, habitat creation and management measures to maintain and increase the biodiversity value of the site. An Arboricultural Survey, Impact Assessment and Method Statement will be undertaken and submitted with the planning application.	
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).	There are no AQMAs in the vicinity of the site. 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.	No significant and/or residual environmental impacts anticipated
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	Currently, the closest built-up areas to the site are Southwater. The application site is to the south of Southwater village which has a population estimated to be around 11000 people. Southwater village has a range of services including primary schools, small supermarket, doctors surgery and pharmacy and other independent shops. Southwater has been identified as an area for significant growth in the adopted Horsham Local Plan and will be expected to provide more homes in future reviews of planning policy as the settlement is considered sustainable and only second to Horsham in the settlement hierarchy within the Local Plan Its population will be affected. Noise and lighting from the development is likely to arise from plant during the construction phase. However, this would be managed in accordance with the CEMP.	No significant and/or residual environmental impacts anticipated
viii) landscapes of historical, cultural or archaeological significance	The site is not within an AONB or National Park. The site is not in a Conservation Area. There are no Scheduled Monuments within the site or in the immediate vicinity of the site. There are no statutory designated heritage	No significant and/or residual environmental impacts anticipated

	assets within or adjacent to the site. The nearest listed building is some distance from the site. The development would not impact the setting of any designated/ non designated/ classified and/or features of cultural heritage or archaeological importance.	
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)	The impacts are confined to the site and the land immediately adjacent. Residents adjacent to the site will be affected by the development during the construction phase. Adverse effects would be temporary and minimised through the implementation of a CEMP. It is not considered that people would be significantly affected by the development once operational.	No significant and/or residual environmental impacts anticipated
b) the nature of the impact	The development has the potential to lead to impacts on landscape character, landscape resources and visual amenity. A preliminary landscape appraisal has been carried out. In terms of landscape character, overall the proposals will bring about a minor loss of alteration to a small number of key characteristics of the identified landscape type. Taken overall the proposed elements will not be uncharacteristic when set within the attributes of the existing landscape. In terms of landscape resources, the potential impacts on topography, landform, vegetation, hydrology and green infrastructure would range from slight adverse to moderate beneficial in terms of significance of effect. In terms of visual amenity, the combination of the generally enclosed nature of the site and its medium sensitivity will ensure that there are potentially adverse effects. There are currently locations where the likely visual impact could be assessed. There would be an increase in HGV construction traffic movements; increase in noise, particularly during site construction; operational traffic movements would not increase due to the development for the principal access works. There are a number of public rights of way within the vicinity of the site including route 1888 which runs adjacent to the western site boundary and route 1889 which runs through the site. The Local Planning Authority is aware of a Village Green Application on the northern part of the site.	No significant and/or residual environmental impacts anticipated

	The routes will be unaffected by the development. The application would allow for greater public access and permeability. The Village Green Application is a separate legislative process, yet to be determined. The land to which the Village Green Application relates is already demonstrated to be an area of open space and continued permeability, on the provided plans.	
c) the transboundary nature of the impact (any international impacts?)	None	N/a
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	There would be no large change in environmental conditions, and the effect would not be unusual for the area or particular complex. Many future residents of the development may already live locally, choosing to retire to a community in their area. They would therefore be active on the highway network in any event. It is likely that resident arrival/departure times will be in the conventional morning and evening peak periods, with the majority of residents choosing to travel for leisure and shopping purposes only. The impact of the development has been assessed using industry standard software at a number of nearby junctions within a Transport Assessment. The junctions are shown to operate well within capacity in a future year with minimal additional delay and queueing as a result of the development. An Ecological Mitigation Management Plan will be prepared and submitted in support of the planning application.The application boundary is within Flood Zone 1 (LowProbability of fluvial flooding).	No significant and/or residual environmental impacts anticipated
e) the probability of the impact (e.g. overall probability of impacts identified above)	The effects of the development can be clearly established and the probability of any effects determined with reasonable confidence. The site is generally at low risk of flooding from all other sources. Some residual risk exists in the form of surface and groundwater flooding. However mitigation measures exist to manage this. An existing drainage regime of natural infiltration and runoff exists. A connection to this location would be maintained post development with attenuation provided in order to mimic the existing situation with the potential for a modern beneficial impact on more extreme storms. Foul water will be connected to the most appropriate point within the local network, which is adopted by Southern Water who have an obligation to accommodate flows from new developments and provide additional capacity.	No significant and/or residual environmental impacts anticipated

	External levels will be carefully designed in co-ordination with Landscape constraints in order to minimise the amount of material that will need to be removed from site by aiming to achieve a cut/fill balance, and incorporating sustainable drainage features which will provide treatment to runoff.	
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	Construction effects would be short term in duration and the operational effects would be long term. Development will commence following the dischargeof pre-commencement conditions attached to the planning permission. Operational effects would be permanent. Construction effects would be temporary. Construction – intermittent and Frequent and reversible. Operation – continuous and irreversible.	No significant and/or residual environmental impacts anticipated
g) the cumulation of the impact with the impact of other existing and/or approved development	Elements such as cumulative highway effects of the dwellings of the Land West of Southwater strategic allocation and Mill Straight developments yet to be completed, alongside the proposed dwellings of this proposal, will be assessed as part of the Transport Assessment, which will be submitted alongside a future planning application. This consented scheme has its own required mitigation measures to address any adverse effects.	No significant and/or residual environmental impacts anticipated
h) the possibility of effectively reducing the impact	During the construction phase, adverse effects would be temporary and minimised through the implementation of a CEMP and best practice measures. Various studies and statements will be submitted with the planning application to ensure the provision of appropriate mitigation on site. Measures to reduce the impact of the proposals on climate change will be integrated into the proposals where possible, such as through the orientation of the buildings and energy and water efficiency. Legal agreement and conditions would be imposed to secure the provision of this appropriate mitigation.	No significant and/or residual environmental impacts anticipated

Results of any relevant EU environmental assessment that is reasonably available	None applicable	

Conclusion

EIA Required?	**No**

Statement of reasons	Whilst the threshold for site area is exceeded in Schedule 2 of the EIA regs. (2017) the effects of development are considered not to be significant in combination with existing and approved development. There would be some impact on natural resources including biodiversity, and the production of waste and pollution during the construction phases however these are considered to not be significant in relation to the types and characteristics of the potential impact. The site is not sensitively located and is not going to impact wetlands, riparian areas, river mouths, coastal zones or the marine environment. The development site is closely located next to Ancient Woodland however this only relates to a small area of the site which will not be formally developed into housing and a 15m buffer will be applied to all development boundaries close to the ancient woodland. The development of the site will not affect an AONB or National Park or any areas/locations of historical, cultural or archaeological significance. There are no transboundary effects. The site proposed works would not result in unusually complex or hazardous environmental effects. Most effects of the proposed development will be of local significance only and can be addressed in supporting information to accompany a planning application. These effects are capable of being carefully considered as part of the normal planning application process. During construction, the potential increases in traffic, emissions and noise will be temporary, commensurate with a typical construction site. Construction phase effects would be mitigated through the implementation of standard mitigation measures through a CEMP and best practice. The development would have no likely significant effects itself or cumulatively and would, therefore, not require an Environmental Statement. It is therefore considered that, whilst the development is Schedule 2 development, it has been demonstrated that the proposed development will be unlikely to cause significant environment effects, and in this case, EIA is **not** required.
Date	Matthew Porter 20-04-2020