

## Horsham District Council Screening Assessment

HDC & Applicant Reference: Phase 5 of Land West of Worthing Road, Southwater, West Sussex - Request for EIA Screening Opinion

Development Proposal: Phase 5 of Land West of Worthing Road, Southwater, West Sussex - Request for EIA Screening Opinion

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. Schedule 2 category 10b 'urban development projects' or Schedule 2 category 13b 'Any change to or extension of development of a description listed in paragraphs 1 to 12 of column 1 of this table, where that development is already authorised, executed or in the process of being executed'.  The proposed development covers an area of 6.8 ha and includes up to 180 residential units and therefore exceeds (ii) and (iii) of the thresholds for Category 10b
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. Some metres distant from Listed Building

### 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
a) Size and design of development (e.g. site area, scale)	The proposed development covers an area of 6.8 ha and includes up to 180 residential units and associated open space, landscaping and access. The Proposed Development would include a structural landscape buffer strip on the north boundary, general open space on the eastern boundary, an ecological mitigation area along the southern and western boundaries and storm water detention area along the southern boundary. The maximum density of proposed residential units will be up to 41 dwellings per hectare, with buildings heights of 2 – 3 storeys. Cycle routes and footpaths will traverse the Proposed Development. The existing Public Right of Way which cross the site need to be diverted as part of the Proposed Development	Direct impacts – land is within an area where the principle of development has been agreed – overall low significance
b) cumulation with other existing or approved development	An outline planning application for wider residential development to the north and south of Church Lane was submitted in March 2014 (planning application reference DC/14/0590), which, includes the site subject to this screening assessment (known as Phase 5). The outline application was supported by an	

	<p>Environmental Statement (ES) (WSP, March 2014) and supplementary information, including an ES Addendum (WSP, July 2014) (hereafter referred to the '2014 ES') and revised Parameter Plans, was submitted in July 2014. Outline Planning Permission was granted on 25<sup>th</sup> June for the following:- Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works'</p> <p>The wider residential development is currently under construction with Phases 1 and 2 nearing completion and reserved matters application have been submitted to date for Phases 3 and 4. The reserved matters application is awaiting determination at the time of this screening request. The total number of residential units for which reserved matters applications have been submitted to date is approximately 515. The time period for reserved matters applications to come forward under the outline consent has now lapsed.</p> <p>The Applicant is seeking to make efficient use of land and the total number of units proposed within the wider development together with the proposed development is calculated to be 695. This is an increase of 101 units above the permitted wider development, taking account of the remaining 79 units for which reserved matters application have not been submitted to date. Consequently, a standalone detailed application is being submitted for the Proposed development.</p>	
<p>c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>A land classification survey was undertaken for the wider development to inform 2014 ES. The agricultural land within the wider development site is identified as subgrade 3b, of moderate quality. Therefore no best and most versatile agricultural land has been identified within the wider development site.</p> <p>A drainage strategy will be prepared to incorporate sustainable drainage system (SuDS) measures, with the aim to achieve surface water run-off rates which do not exceed the pre-development greenfield runoff rate.</p> <p>The site is not in an area potentially at risk from reservoir flooding. The main flooding incidents occur at the central section of the village as a result of surface water flows from the high ground to the north west of the village. The Flood Risk Assessment prepared in support of the outline planning application for the wider development in 2014 states there are no records of groundwater flooding in vicinity of the site.</p>	<p>Low impact – limited or no change from the ES which was prepared in 2014.</p>

<p>d) the production of waste (demolition, construction, operation and decommissioning?)</p>	<p>Production of waste would be generated during throughout construction and construction of the development. Future occupiers and users of the development would produce waste. The wider development can discharge to the local sewers subject to some limited upgrading of sewers between the site and the main Southwater pumping station. An upgrade to the pumps at the pumping station would also be needed. A capacity study for portable water supply determined that limited mains reinforcement or re-zoning will be required to accommodate the wider development, including the site.</p> <p>Waste will be generated from the site during both the construction and operational phases of the proposed development. There will likely be a small increase in waste as there is an increase in the number of houses original proposed.</p>	<p>Low - Medium as there will be an increase in the number of homes in this location</p>
<p>e) pollution and nuisances (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning t)</p>	<p>Potential for noise, dust, vibration, light, odours and produce of substances/emissions would be generated during construction and occupied phases of the development.</p> <p>A survey was carried out in 2011 to determine exiting noise levels within and near the wide development site. The dominant noise source on the wider development site was determined to be road traffic from Worthing Road. It is noted that the site is separated from Worthing Road by phase 4 of the wider development and existing intervening residential development. Therefore the influence of traffic on the noise climate is reduced compared to the wider development.</p> <p>During construction of the proposed development potential effects may occur due to noise and vibration from construction activities and plant and increased in construction vehicle movements.</p> <p>The impact of this was considered as part of the Environmental Statement which accompanied the original application. Although there is an increase in the number of homes, the increase in pollution during construction is likely to be low as this is controlled through existing construction techniques. The impacts from existing noise levels on the Worthing Road is lower than the early 2011 assessment.</p>	<p>Direct/indirect</p>
<p>f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge</p>	<p>The site is not located in an area which is anticipated to be at risk for foreseeable major disasters or accidents. The vulnerability of the proposed development would be related to potential flood risk and the potential impact that climate change may have on this.</p>	<p>Low</p>

	<p>The application will be accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy will demonstrate the proposed development's ability to adapt to the predicated scenario of rainfall increase.</p> <p>Measures will be included to avoid overheating of buildings.</p>	
g) The risks to human health (eg due to water contamination or air pollution)	<p>The site and surrounding area is in agricultural use. Although the principle for development has already been agreed in this location. Impacts to human health are not considered to be significantly greater than the previous planning application on this site. A Ground Conditions Phase 1 desk study will be completed and submitted in support of the planning application for the proposed development. The Phase 1 Desk Study will including an assessment of available previous environmental reports, the history of the site and surrounding areas, potential contamination sources and sensitivity of the site.</p>	Low

<b>2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance</b>
a) the existing and approved land use	<p>The site comprises mainly arable land with a small area of semi-improved grassland along the southern boundary of the site. Species rich hedgerows including some standard trees are present along the southern and western site boundary and a ditch and pond are located adjacent to the south eastern boundary (outside of the site).</p> <p>The principle for development has already been agreed in this location. The current character of the site is agricultural land, lined with hedgerows and trees and is typical of the surrounding area. To the north of the site, beyond the Holy Innocents Church and surrounding buildings, on the opposite side of Church Lane, construction of Phases 1 and 2 of the wider development is ongoing.</p> <p>A landscape and visual impact assessment (LVIA) was under for the wide development during preparation of the 2014 ES and the parameter plans approved as part of the outline permission were developed in liaison with the LVIA specialist.</p>	Low
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		
i) wetlands, riparian areas, river mouths (e.g.	<p>The site is located within an area classified as Flood Zone 1 by the</p>	Low

<p>floodplains, impacts on drainage, aquifers)</p>	<p>Environment Agency. Land in Flood Zone 1 represents land assessed as having a 'low risk' of fluvial or tidal flooding. The only water source is a pond located adjacent to the eastern boundary of the site. The National Planning Policy Framework technical guidance states all development types are deemed acceptable in Flood Zone 1.</p> <p>As the principle of development has been agreed and assessed there are no further impacts likely that have not been considered in the earlier EIA.</p>	
<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>The site is not located on the coast.</p>	<p>None</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>There is potential for some effects on the nearby Ancient and Semi-Natural Woodland as a result of alteration of the local hydrology during construction, increased noise disturbance and visual impacts following completion of the Proposed Development.</p> <p>There will likely be a small increase in these impacts as there is an increase in the number of houses original proposed.</p> <p>An updated arboricultural survey was undertaken for the site in August 2017 to determine the quality of the trees within it: 3 no. Oak trees Category A; 64 Oak, Field Maple and Ash Category B; 37 trees Category C. The layout of the proposed development would give consideration to retaining trees where possible.</p>	<p>Moderate</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>There are no statutory designated ecological sites within 2km of the site. Three non-statutory designated sites, Sites of Nature Conservation Importance (SNCIs), are located within 2km of the site. The closest is Southwater County Park located approx. 300m to the south east of the site.</p>	<p>Low</p>
<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>Part of the hedgerow to the west of the site fulfils the criteria for Important Hedgerows under the Hedgerow Regulations 1997.</p> <p>According to the Phase 1 Habitat Survey undertaken as part of the 2014 ES, the arable land is of no ecological value. The surrounding hedgerows support a range of species.</p> <p>A range of species surveys were completed as appropriate in 2014 at the wider development site:-</p> <p>A bat assessment identified bats using the hedgerows around the site with the most frequency encountered bat species being common pipistrelle.</p>	<p>Low</p>

	<p>No habitable suitable for protected reptile species was found in the site and no evidence of badger was found.</p> <p>No evidence of dormouse in the areas of woodland, scrub or hedgerow habitat with or adjacent to wider development boundary.</p> <p>The application site does not constitute a 'sensitive area' as defined by the EIA Regulations. The closest SPA to the site is the Arun Valley and the nearest SAC is the Mens Woodland in Chichester District, however development in this location is not considered to adversely impact these sites – mitigation measures are set out in the HDPF to ensure that development does not directly or indirectly affect the integrity of these sites. Any development will need to accord with these policy provisions.</p> <p>The additional homes will not have any further impact on this issue.</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>None applicable.</p> <p>The applicant states that a Phase 1 Habitat survey will be undertaken and submitted in support of the planning application. As such it is not yet known whether there is potential for protected species or habitat onsite and this will need to be investigated. Should the presence of protected species be identified, appropriate mitigation and biodiversity enhancements will need to be provided onsite to offset any adverse environmental impacts.</p> <p>There are two existing air quality management areas (AQMAS) within Horsham District; however these are not located in the vicinity of the site. The site is located in a rural setting where the air quality is mainly influenced by emissions from road transport, in particular Worthing Road to the east of the site.</p>	<p>Low</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The population of Southwater is approximately 10,730.</p> <p>The site is located on the western edge of Southwater, approximately two miles south of Horsham (pop over 55,000). It is bordered by the wider development and existing residential properties in Southwater beyond to the east, and by rural areas to the north, south and west. The site is located in an accessible location, with a number of bus services operating less than 1km away, with the closest being approximately 600m on foot from the site. Existing bus services provide access to Horsham train station and Horsham town centre. The area surrounding the site has good pedestrian links with an established network of Public Rights of Way. All public roads in the vicinity of</p>	<p>Low</p>

	<p>the site have existing footways alongside and street lighting.</p> <p>Vehicular, cycle and pedestrian access to the proposed development will be linked to streets in other areas of the wider development to the east of the site. The existing PROW which crosses the site may need to be diverted as part of the proposed development. A number of new footpaths will be created within the proposed development and in surround area.</p> <p>Construction of proposed development will have short-term positive effect on employment due to the creation of construction jobs, and long term through an increase in local spending.</p> <p>Increase in housing supply resulting from the proposed development will result in an increased demand for open space and community and leisure facilities. Increase in the local population will also generate additional demand for schools, GPs and other services.</p> <p>The population of nearby Horsham town is over 55,000. The proposed development will increase the population of Horsham district through the introduction of dwellings and employment uses to the town. However this level of growth falls within the 800 homes per year which are required and planned for in the Horsham District Planning Framework. The site is close to the centre of Horsham and is well located to reach employment, leisure and retail facilities, which may help reduce additional car journeys. The site is also relatively close to Christchurch Hospital and Horsham railway stations. Overall the additional development is relatively low compared with the existing scale of the proposals in both Southwater and the town beyond.</p>	
viii) landscapes of historical, cultural or archaeological significance	<p>The 2014 ES concluded that the wider development has a moderate to high potential for archaeological deposits of prehistoric and/or Romano-British date across the site and medieval/early post-medieval date around the location of former farmsteads.</p> <p>Heritage assets and archaeological sites are located in and around the wider development site. Three Grade II Listed Buildings are situated near the northern boundary of the site and are separated from the site by a field and hedgerow which includes standard trees. These buildings comprise the Holy Innocents Church, Vicarage Cottage and Southwater House. Additional built heritage assets are located in the surrounding area include the Grade II* Listed Great House Farm and Grade II Listed College Farm. It is considered the site</p>	Moderate

	<p>has the potential capacity to accommodate the changed layout/density without impact on these heritage assets over that assessed in the ES.</p> <p>The site is not designated as being of particular landscape importance in that it is not designated AONB or National Park.</p> <p>The character of the site will change to that of a residential use. It is noted that the applicant has stated that a Heritage Impact Assessment has been undertaken. This will take into account the impact of the proposal on the locally listed building and adjacent heritage assets.</p>	
<p><b>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 &amp; 2, having particular regard to:</b></p>	<p><b>Description</b></p>	<p><b>Significance</b></p>
<p>a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)</p>	<p>The area identified as the site for the screening is consistent with the site approved in the outline planning application and with the permitted wider development. It is anticipated that community facilities and recreational areas which are to be delivered as part of the wider development including areas of public open space, formal sports facilities and allotments will adequately accommodate the needs of the new population, and therefore no adverse effects are anticipated. The 2014 ES included an assessment in relation to schools, HDC confirmed that wider development is not of a sufficient scale to require a new secondary school on site and it was agreed that a financial contribution would be made towards education. No contributions to healthcare were required.</p> <p>The proposed development will change the land use of the site from agriculture to residential use, however this would be an extension to the wider development and would affect a small part of the local landscape character. As with the wider development, the proposed development will be evident as a new element within the landscape, extending the existing built form of Southwater further to the west, but respecting the landscape setting of the nearby listed buildings. The supporting statement states that the majority of trees surrounding the site will be retained and additional planting added.</p> <p>The applicant has stated that the proposed development is for buildings of a similar scale and nature to the parameter plans previously approved. The local</p>	<p>Low</p>

	<p>area has a variety of land uses and character of development. The adjoining residential area to the north west is a post-war housing area of two and three storey development.</p>	
<p>b) the nature of the impact</p>	<p>The development is residential with associated landscaping and access, which is consistent with the nature of the development approved in the outline planning application. Although it is noted there would be a greater number of residential units and the density will be greater than that shown for Phase 5 in the permitted parameter plans for the wider development (a maximum of 41 dwellings per hectare compared to 24 dwellings per hectare), the nature of the development remains residential and consistent with the outline.</p> <p>Geophysical survey of the site was completed in 2014. The survey concluded that the evidence for cut archaeological features was relatively sparse. However, several linear and discrete anomalies of possible archaeological origin were identified across the site. Anomalies representing former agricultural activity were observed within an area of possible former ridge and furrow activity in the north west of the site.</p> <p>The Heritage Statement to support the 2014 ES for the wider development included the results of an assessment to identify the relevant built heritage assets, assess their significance in line with best practice (including their setting) and the impact of the wider development on it. The assessment concluded that the wide development will preserve the significance of the majority of the relevant designated and non-designated heritage assets, including the Holy Innocents Church, Vicarage Cottage and Southwater House.</p> <p>The proposed development has the potential to affect the significance of these built form heritage assets through a change in their setting. The houses within the proposed development will be two to three storeys in height, with various pedestrian connections and key views from within the site and across the site will be maintained.</p> <p>The LVIA concluded that whilst the wider development would change the land use of the site from agriculture to residential development, only a small part of the landscape character of the local area would be affected since the wider development seeks to maintain the landscape character and appearance of the local area.</p> <p>Views of the wider development site are restricted due to the combination of local landform and existing vegetation. As such views of the wider</p>	<p>Moderate – the impact is mainly localised</p>

	<p>development site are restricted to views from close to the eastern boundary of the wider development site along Worthing Road, users of Church Lane and view from the footpaths on the higher valley slopes to the west from Sharpenhurst Hill.</p> <p>Overall this is a relatively small scheme when considered in the context of the size of Southwater as a whole. The site has relatively few environmental constraints. Additionally, the site is well screened to the southern and eastern boundaries.</p> <p>The key impacts from an environmental perspective are likely to be construction impacts such as noise, and those on the landscape of the site. There will also be a cumulative impact in terms traffic generated by the construction phase and the development itself.</p> <p>Air quality effects are anticipated from construction of the proposed development as a result of dust generation and emissions from construction vehicles. Mitigation measures for construction will be specified within the CEMP.</p> <p>An Air Quality Assessment will be undertaken to determine the effect of the operation of the proposed development to air quality as a result of emissions from road traffic sources.</p> <p>Construction noise impacts are likely to be localised and temporary in nature. During operation of the proposed development, the main change in noise levels will be as a result of the increase of traffic flows associated with the new residential properties. The main noise-sensitive receptors comprise existing properties to the north of site, visitors to the Holy Innocents Church, and residents on western side of Southwater, including future residents.</p> <p>Principle of loss of the site as agricultural land accepted by virtue of the consented wider development. The proposed development would be located entirely on lower quality land in Subgrade 3b, which the NPPF indicates should be used for development in preference to higher quality land.</p> <p>The presence of intervening land and existing vegetation and sufficient distance from the wider development so as not cause potential daylight , sunlight and overshadowing effects within existing properties nearby.</p>	
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	Being located away from the coast, the site is not located in a windy microclimate.	
c) the transboundary nature of the impact (any international impacts?)	None	None
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>Although it is noted there would be a greater number of residential units and the density will be greater than that shown for Phase 5 in the permitted parameter plans for the wider development (a maximum of 41 dwellings per hectare compared to 24 dwellings per hectare), the nature of the development remains residential and consistent with the outline.</p> <p>The potential impacts arise from the combination of impacts in conjunction with development in the area, including the development to the north.</p>	Moderate
e) the probability of the impact (e.g. overall probability of impacts identified above)	<p>Occupation of the increased number of residential units will almost inevitably result in greater pressures on local infrastructure and increased impacts on environmental parameters, for example air quality.</p> <p>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.</p>	Moderate
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	<p>Impacts arising during demolition and construction would be minimised throughout the construction and operational phases.</p> <p>The impacts from the construction phase would be temporary. The impact of noise and disruption from traffic to and from the site would be regular. Given the proposed uses there could be regular noise impacts from the operational phase. Traffic impacts are likely to be regular particularly when combined with neighbouring uses.</p> <p>Construction materials and methods will minimise waste generation as far as reasonably practicable. Waste generated during construction would be segregated, recycled and reused. A Construction Waste Management Plan will be prepared. Waste generated will be collected and disposed by licensed contractors.</p>	Moderate
g) the cumulation of the impact with the impact of other existing and/or approved development	Since the proposed development consists of an additional 101 residential units over and above the permitted wider development, it is assumed that the same conclusions on community facilities and recreational areas, education and healthcare infrastructure will apply	Moderate

	<p>The potential impacts arise from the combination of impacts in conjunction with development in the area, including the development to the north.</p> <p>Following implementation of the mitigation measures associated with the wider development it is anticipated that the increase of 61 units associated with the proposed development above the total number of units that was tested in the transport assessment and presented in 2014 ES is unlikely to result in significant transport effects.</p> <p>Potential for direct and indirect cumulative effects during either construction or operation of development is considered.</p> <p>The wider development is reasonably foreseeable (i.e. under construction or with planning permission).</p> <p>No development schemes meet this criteria. The majority of phases 1 – 4 of the wider development would be complete and occupied prior to the commencement of the proposed development. No significant cumulative effects are likely to arise from the proposed development together with other development schemes which would require consideration within an EIA.</p>	
h) the possibility of effectively reducing the impact	<p>Any required ecological mitigation for the proposed development will be developed in line with the ecological mitigation strategy which was secured for the wider development. The overarching aim will be to deliver long term, sustainable habitat improvements and connectivity between on-site and surrounding habitats.</p> <p>The creation of a buffer zone on the southern edge of the site with appropriate native planting and careful planning of the drainage strategy would mitigate effects on the nearby Ancient and Semi-Natural Woodlands.</p> <p>During construction, a Construction Environmental Management Plan (CEMP) will be implemented which will include measures to use energy in an efficient manner. During design development, Building Regulations compliant baseline for energy consumption will be established. During operational phase, an Energy and Sustainability Statement will be produced.</p> <p>Archaeology mitigation measures were agreed in consulted with WSCC Archaeological Officer in 2014 ES preparation. The site will be elevated by trail trenching to confirm the present or absence of archaeological deposits. This</p>	Low to Moderate

	<p>will be secured through a condition. The exact scope of archaeological mitigation will be agreed in the form a Written Scheme of Investigation.</p> <p>A heritage assessment will be undertaken to support the planning application and will consider the effects of the proposed development on the setting of the nearby listed buildings. During design of the proposed development the preferred design would integrate mitigation to avoid, reduce or minimise potential adverse effects on the settings of nearby built heritage assets. Mitigation may include appropriate building ridge heights, orientation, retention of existing vegetation and new planting, careful layout of plots and creation of views.</p> <p>A landscape buffer will be provided along the south and south-west boundaries of the site to maintain the landscape character and create a stronger visual enclosure to the site from users of Shaw's Lane and other Public Rights of Way to the south and west of the site.</p> <p>A LVIA will be undertaken to assess the effects of the proposed development and a LVIA specialist will work with the design team to avoid adverse effects on the landscape setting of heritage assets and landscape resources. The density will increased from 24 dwellings per hectare to a maximum of 41 dwellings per hectare, however the building heights within the proposed development will be consistent with the parameter plans permitted at outline in the 2014 ES.</p> <p>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</p> <p>A transport assessment will be prepared which will identify the transport effects of the proposed development and any mitigation measures that may be required in relation to predicted traffic movements and access arrangements.</p> <p>An Air Quality Assessment will be undertaken to determine the effect of the proposed development on air quality as a result of emissions from road traffic sources. A Travel Plan will be implemented for the Proposed Development which will include measures to reduce reliance on the private car and deliver air quality benefits through reduction in vehicle emissions.</p>	
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	<p>A noise and Vibration Assessment will be undertaken to support the planning application for the proposed development. The assessment will identify the main sources and sensitive receptors of noise and vibration, and proposed measures to minimise noise and vibration from construction activities, and construction and operational road traffic. Noise and vibration mitigation measure to be implement during construction will be specified within the CEMP.</p>	
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<p>Results of any relevant EU environmental assessment that is reasonably available</p>	<p>The most recently available assessment is the draft Sustainability Appraisal/Strategic Environmental Assessment (SEA) in the Regulation 14 of the Southwater Neighbourhood Plan (September 2018) and the Habitats Regulation Assessment of the same document.</p> <p>Assessments were undertaken with regards to the other objectives and it is clear from the assessment undertaken that overall Option 5 (the site known as Alternative Western Expansion of Southwater) has the most positive impact against the sustainability objectives. The land chosen to help deliver this option ensures that all new homes would be within 15 minute walking distance of Lintot Square which has been chosen as a preferred strategy by the Steering Group. This part of the parish has also been identified as the area with landscape capacity for new development (see Southwater Landscape Sensitivity &amp; Capacity Study in the evidence base).</p> <p>The conclusion was this land had few environmental constraints and is readily developable. The scheme would provide residential development, associated open space and have the potential to deliver some community facilities but would give rise to additional pressures on education and the local highway network.</p> <p>This option does have the potential to negatively impact a Grade II* Listed Building but it is considered through careful design these harms can be mitigated and minimised to an extent that they would be considered acceptable.</p> <p>However, the principle potential negative impact would be on the Worthing Road (north and south) with vehicular movements to/from the A24. The option</p>	<p>Low</p>
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	<p>would also not resolve the issue surrounding poor vehicular links with railway station at Christs Hospital. That said it abuts the Downs Link and there would be potential for this to be improved so that a direct cycle route to the station can be provided.</p> <p>This option has therefore been progressed and is included within the draft neighbourhood plan, although the plan has yet to be submitted to Horsham District Council for examination</p>	
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## Conclusion

<b>EIA Required?</b>	<b>No</b>
<b>Statement of reasons</b>	<p>This proposal is for an addition 101 homes within a site which has already been granted planning permission DC/14/0590. An Environmental Statement accompanied this application which included a requirement for a number of mitigations relating to transportation and access; noise and vibration; local air quality; ground conditions and contamination; water resources and flood risk; nature conservation and ecology; agriculture and soils, archaeology; built heritage; landscape and visual impact; artificial lighting; waste; and socio-economics which applied to the land subject to this screening opinion. These are set out at the end of the conclusion.</p> <p>The proposed development does not adjoin any nature conservation or landscape designations and has not been identified as being at risk from flooding. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on the construction phase, land contamination, transport and potentially ecology, these are not so significant that they need to be dealt with outside from the normal planning application process, subject to the relevant mitigations set out in the original ES continuing to be applied.</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 above those which have already been considered in the previous Environmental Statement as to require a further EIA, and that the environmental issues arising from the development can be dealt with as part of the usual planning application process in co-ordination with the relevant mitigations included within the Environmental Statement that formed part of planning permission DC/14/0590.</p>
<b>Date</b>	13-12-2018
	Environmental Statement mitigation schedule that accompanied planning permission DC/14/0590 set out below:-

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
Transportation and Access	<ul style="list-style-type: none"> <li>■ Restricted hours of construction activities;</li> <li>■ Implementation of CEMP; and</li> <li>■ Main construction access via Cedar Drive to minimise disruption to nearby schools.</li> </ul>	<ul style="list-style-type: none"> <li>■ Provision of pedestrian crossings;</li> <li>■ Implementation of new junctions to serve as 'gateways' to the village;</li> <li>■ Traffic management measures on Church Lane and Worthing Road;</li> <li>■ Improvements in capacity at key junctions; and</li> <li>■ Upgrades to footways.</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>■ Implementation of best practice measures and CEMP.</li> </ul>	<p>Design measures will be integrated into the detailed design to ensure that noise effects from road traffic on Worthing Road are minimised, these measures may include:</p> <ul style="list-style-type: none"> <li>■ Dwellings to be set back from nearby roads to reduce the noise levels at the façades closest to the road;</li> <li>■ Place sensitive rooms away from the worst affected façades;</li> <li>■ Use of high specification glazing, mechanical ventilation and passive acoustic ventilation;</li> <li>■ Configure dwelling layouts so that the gable end is facing toward the road (where possible), as less sensitive rooms are typically placed on the gable end; and</li> <li>■ Configure gardens toward the road and use close board fencing to provide a barrier, and thus reduce noise levels for external amenity and at the façade of the properties closest to the road.</li> </ul>
Local Air Quality	<ul style="list-style-type: none"> <li>■ Implementation of CEMP and use of best practice in materials storage and transportations, plant maintenance and site management.</li> </ul>	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>
Ground Conditions and Contamination	<ul style="list-style-type: none"> <li>■ Further investigation of former landfilling area;</li> <li>■ Control of surface water runoff;</li> <li>■ Dust kept to a minimum e.g. by dampening down and covering stockpiles;</li> <li>■ Storage of hazardous materials on site should be controlled to prevent spillages or leaks;</li> <li>■ Construction workers to wear appropriate safety clothing; and</li> <li>■ Safe piling method to be adopted, if piling required.</li> </ul>	<ul style="list-style-type: none"> <li>■ Any remediation of soil and/or groundwater that may be required would be undertaken during the construction phase;</li> <li>■ Design and selection of materials for below ground structures in accordance with best practice;</li> <li>■ Implementation of drainage strategy which incorporated SUDS measures.</li> </ul>
Water Resources and Flood Risk	<ul style="list-style-type: none"> <li>■ Implementation of best practice measures and CEMP.</li> </ul>	<ul style="list-style-type: none"> <li>■ Use of water efficiency measures; and</li> <li>■ Implementation of off-site improvements in consultation with Southern Water and considered further at the detailed design stage.</li> </ul>

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
Nature Conservation and Ecology	<ul style="list-style-type: none"> <li>■ Translocation/dis-placement strategy implemented;</li> <li>■ Creation of high quality habitat throughout the Site; and</li> <li>■ Adoption of an appropriate lighting strategy which would minimise light spill.</li> </ul>	<ul style="list-style-type: none"> <li>■ Creation of buffer zone with appropriate native planting and careful planning of the drainage strategy;</li> <li>■ New scrub/hedgerow planting, re-enforcement and enhancement of retained hedgerows;</li> <li>■ Provision of functional green infrastructure through habitat creation and enhancement;</li> <li>■ Long-term enhancement of breeding and foraging habitats; and</li> <li>■ Improved green infrastructure, retention of dark corridors and adoption of Site-wide lighting strategy.</li> </ul>
Agriculture and Soils	<ul style="list-style-type: none"> <li>■ Use of soil resources plan following Defra good practice guidance.</li> </ul>	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>
Archaeology	<ul style="list-style-type: none"> <li>■ Implementation of archaeological fieldwork to be agreed with WSCC, this may comprise further fieldwork; archaeological monitoring of any groundworks affecting the hedgerows; and the recording and the provision of site interpretation for the railway bridges.</li> </ul>	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>
Built Heritage	<ul style="list-style-type: none"> <li>■ Implementation of CEMP;</li> <li>■ Appropriate use of hoardings, construction hours and phasing.</li> </ul>	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>
Landscape and Visual Impact	<ul style="list-style-type: none"> <li>■ Implementation of protective fencing;</li> <li>■ Sensitive location of stockpiles on site for re-use. Ensure stockpile heights are no greater than 3m for topsoil and 5m for subsoil to maintain aerobic conditions;</li> <li>■ Minimising the height of the contractor compound whilst the phases of the Proposed Development are being complete;</li> <li>■ Retention of the majority of existing trees on site and key hedgerows;</li> <li>■ Alignment of the proposed haul route to avoid tree removal;</li> <li>■ Sensitive location of the construction compound and hoarding alignment to consider the immediate setting of the farms;</li> <li>■ Entrance created to access the Site off Worthing Road;</li> <li>■ Implementation of Site security hoarding to restrict view of the construction related activities and contractors compound;</li> <li>■ Minimising the height of the contractors compound ensuring visually recessive materials used;</li> <li>■ Retention of existing boundary landscape structures; and</li> <li>■ Public notices to be erected informing the users of any redirected footpaths, or temporary closures.</li> </ul>	<ul style="list-style-type: none"> <li>■ Retention of the majority of trees and key hedgerows on site and implementation of new tree and native vegetation planting throughout the Site, including landscape buffer areas;</li> <li>■ Building heights to be limited to 3 storeys and all heights minimised to reflect the local scale and massing; and</li> <li>■ Implementation of new landscape proposals to the main Site entrance</li> </ul>
Artificial Lighting	<ul style="list-style-type: none"> <li>■ Temporary artificial lighting requirements will be incorporated into the CEMP;</li> <li>■ Specified working hours, uses and locations of lighting and construction compound will be agreed with HDC;</li> <li>■ Lighting to be switched off when not required;</li> <li>■ Glare / sky glow minimised by controlled lighting &amp; choice of appropriate fittings;</li> </ul>	<ul style="list-style-type: none"> <li>■ The lighting will be designed to best practice at the detailed design stages to reduce the potential effects of light spill, glare and sky glow.</li> </ul>

Topic area	Measures to avoid or offset potential negative environmental effects / Enhancement measures	
	Construction Phase	Completed Development
	<ul style="list-style-type: none"> <li>■ Light spill will be minimised by avoiding poorly sited lights near sensitive receptors where practicable;</li> <li>■ The construction areas adjacent to walkways / roadways should be well lit and clearly defined for safety purposes;</li> <li>■ Temporary walkways, roads and parking areas to be illuminated in accordance with Guidance Notes published by the Institute for Lighting Professionals; and</li> <li>■ Shadowing effects from hoardings to be avoided.</li> </ul>	
Waste	<ul style="list-style-type: none"> <li>■ Adherence to the Waste Hierarchy;</li> <li>■ Reuse of materials on-site or reuse / recycling off-site;</li> <li>■ Use of the National Industrial Symbiosis Programme (NISP) which is operational in the South East region. This involves identifying waste streams which could successfully be used by other businesses or operations. This results in the diversion of waste from landfill and thus presents the potential for cost savings;</li> <li>■ Enrolment within the Considerate Constructors Scheme; and</li> <li>■ Management of supply chains and good on-site waste storage and segregation.</li> </ul>	<ul style="list-style-type: none"> <li>■ Provision of appropriate waste storage areas;</li> <li>■ Segregation of recyclables at source;</li> <li>■ Sufficient external space in private gardens for home composting bins.</li> </ul>
Socio-Economics	<ul style="list-style-type: none"> <li>■ Where feasible, the Applicant will employ local people during construction works.</li> </ul>	<ul style="list-style-type: none"> <li>■ Financial contributions will be made towards primary and secondary education and improved public sports facilities off-site.</li> </ul>
Local Odour	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>	<ul style="list-style-type: none"> <li>■ None required.</li> </ul>