

Horsham District Council Screening Assessment

HDC Reference: EIA/23/0005

Site: Cobwood Solar Farm, Burnthouse Lane, Cowfold, West Sussex

Development Proposal: Solar Farm installation, covering a site of 73.3ha.

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. – Item 3 (a) industrial installations for the production of electricity, steam and hot water. The site extends to approximately 73.3ha, exceeding 0.5ha 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.
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

1. Characteristics of Development	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance (direct and indirect)
a) Size and design of development (e.g. site area, scale)	<p>There are various land parcels which make up the entirety of the 73.3ha site area, which is all currently undeveloped in nature and in use for agriculture or horsiculture. The site straddles the Cowfold Road A272 with a number of residential properties immediately adjacent the site boundaries.</p> <p>Cowfold Road (A272) is a key local distributor, taking traffic east-west across the district and linking a number of other strategic road networks (A23 to the east and the A24 to the west). The site would extend up to and close to a number of other quieter, rural lanes (Burnthouse Lane, Stonehouse Lane, Littleworth Lane and Maplehurst Road). Blocks of woodland adjoin parts of the northern site, some of which are designated as Ancient Woodland. The land character is undulating in this northern area.</p> <p>The southern area of the site also adjoins a few smaller woodland blocks, and is subject to a few dotted trees within the landscape. Two woodland blocks are also designated as Ancient Woodland along the southern side of the site area.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms. 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: Landscape and Visual Impact</p>

	<p>The western-most parcel wraps around a retail garden nursery. Approximately 1.4km to the south-east of the site edge is the St High's Monastery, a Grade II * listed site. There are further Grade II listed buildings located around the site and adjoining the site boundaries:</p> <ul style="list-style-type: none"> - Clock House, Station Road - Bowshots, Cowfold Road - Trenchmore, Burnthouse Lane - Little Patches, Stonehouse Lane <p>PRoW FP_1810 runs to the north-west of the northern land area, and FP_1745 runs to the east of the northern site. To the south, FP_1757 and FP_1759 both run through the site.</p> <p>In addition to the panels, the site area would include associated infrastructure, including a substation compound, inverters within containerised units and a spares container. The entire site would be defined by a deer-proof fence and protected by CCTV and / or infrared cameras along its perimeter.</p> <p>Vehicular access points would be required for ongoing maintenance to the sites, with the northern parcel likely to be accessed from Burnthouse Lane, the western parcel from Littleworth Lane, and the southern and eastern parcels from Stonehouse Lane.</p> <p>New planting and landscaping would be provided.</p>	<p>Assessment, Preliminary Ecological Appraisal (PEA), Heritage Assessment, Arboricultural Impact Assessment</p>
<p>b) accumulation with other existing or approved development</p>	<p>Other solar developments within a 5km radius of the site comprise DC/19/1882 and DC/22/0378, both of which have been fully built-out. The scale of these solar developments are more akin to large-scale domestic solar installations rather than commercial solar 'farms'. However, larger solar 'farms' are located around 5km to the south east:</p> <p>DC/13/2381 – Priors Byne Solar Farm DC/13/2310 – Ford Solar Farm</p> <p>Further planning applications subject to recent or current considerations include DC/23/0984 and DC/19/2435, which would both introduce additional sensitive receptors in close proximity to the site, by way of 4 self-contained holiday lets and an agricultural workers dwelling.</p> <p>Notwithstanding the proximity to other built-out solar schemes within 5km of the site, it is considered that sufficient landscape features, topography and distance would create adequate separation so as to not read the cumulative developments within one view.</p> <p>In relation to the potential sensitive receptors in close proximity to the site, their nature is</p>	

	<p>relatively minor and integrated into the existing landscape and farming pattern of development that prevails.</p> <p>It is therefore considered that provided the proposed solar farm development is sensitively located within the landscape (including appropriate landscape mitigation as necessary) it is unlikely to have a significant impact on the environment that would warrant the submission of a separate Environmental Statement.</p>	
<p>c) use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>The proposed installation of the solar farm would involve limited on-site works, with the panels fixed to slender supporting frames, and the inverter units placed on concrete plinths little larger than the units themselves. The operational phase of the proposed development would then generate renewable energy to an envisioned amount of some 49.9MW a year, for a 40-year lifespan.</p> <p>It would also make use of sunlight as a renewable resource to generate electricity rather than fossil fuels. The agricultural land between the solar array panels can still be used for grazing during the life of the solar farm and the land is capable of reversion to its wholly original use as agricultural land after the 40 year proposed period of use and de commissioning of the solar farm on site. The use of natural resources should not be significant and would not result in the use of resources which are considered to be in short supply.</p> <p>It is noted that the application land comprises a mixture of Grade 3 (good-moderate quality) and Grade 4 (poor quality). Reference in the submitted letter states Grade 2 (Poor quality), with Grade 2 actually being considered ‘very good quality’ land. However, this reference to Grade 2 appears to be an error, as officers have consulted the Natural England Agricultural Land Classification (ALC) maps and confirm that the designation shows Grade 3 and 4 land within the application site. For the purposes of the ALC designation, Grade 3 land is not split into 3a (good) and 3b (moderate), and it is acknowledged that the submission does not assess the land quality in any greater detail. Therefore, it is anticipated that further assessment will be required as part an application to provide further clarification on the exact land quality and designation and distinction between Grade 3a and 3b.</p> <p>The Natural England Position Statement dated 14 September 2021 is not considered to be relevant to this site as the nature of the solar farm would not result in a water demand.</p>	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Clarification on the land Grade prior to submission will determine the extent of the land to be used.</p>
<p>d) production of waste (e.g. demolition, construction, operation and decommissioning?)</p>	<p>The site is on green field land and there are no built structures requiring demolition. As with nearly all construction, the proposed development will result in waste materials from the preparation and undertaking of works. The applicant will be encouraged to ensure that construction waste is reused and recycled where possible. Construction waste would be</p>	<p>No significant and/or residual environmental impacts anticipated.</p>

	<p>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>Further details required with application: Site Waste Management Plan may be required</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)</p>	<p>It is noted that the Cowfold Air quality Monitoring Area (AQMA) lies approximately 1km to the east of the site. Construction traffic may need to travel through the AQMA to reach the site if travelling from the east. Furthermore, during the construction phase there is likely potential for effects to arise from installation it 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, and a plan to identify the access route (the submission, approval and implementation of which can be secured by a planning condition).</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. There may be some minor adverse impacts on habitat within the scheme, which could be minimised through sensitive masterplanning.</p> <p>A CEMP, to be agreed with HDC 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.</p> <p>There would also be minimal emissions associated with the operational phase of the proposed development, by way of regular maintenance visits, estimated to be around 4 visits each week. On account of the nature of the proposal, the associated ongoing vehicular movements are anticipated to be minimal.</p> <p>Only a very small portion of the south-eastern corner of the site is located within a Flood Zone 2 meaning there is a low probability of river flooding. The effects in relation to surface water and hydrology, given the nature of the proposal, are unlikely to be significant.</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 details required with application Noise Report Transport Assessment Environmental Risk Assessments Phase 1 (desktop study) Phase 2 (Intrusive Investigation) contaminated land reports Construction Management Plan Air and dust pollution Assessment Noise and Vibration Assessment</p>
<p>f) the risk of major accidents and/or disasters (including those caused by climate change)</p>	<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 the</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	development. The development would adhere to highway safety standards.	
g) The risks to human health (e.g. due to water contamination or air pollution)	<p>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.</p> <p>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 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>	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	The principal land use will change from undeveloped agricultural land to land used for solar energy generation. There would be changes to the site during the construction phase with the deer-proof fencing and associated CCTV forming a permanent enclosure of the various parcels.	Subject to appropriate mitigation, no significant and/or residual environmental impacts anticipated. Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development: Further information required
b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)	<p>The site comprises Grade 3 Agricultural Land (good to moderate quality) with some areas being grade 4 (poor quality).</p> <p>There are pockets of ancient woodland in close proximity / adjoining the site. As such, it would be expected that a comprehensive Tree Survey and Arboricultural Report would be submitted with a future planning application. A landscape strategy informed by a LVA would also be required to be submitted with a planning application.</p>	
c) the absorption capacity of the natural environment.	During construction, potential adverse effects to the roads and air (including airborne noise)	

	<p>can be minimised through the implementation of the CEMP. Such effects will be temporary.</p> <p>Once operational, the proposed development would include new and enhanced landscaping and planting. Further details can be included in the landscape strategy which will be submitted with a future planning application.</p> <p>Once operational, the land would be maintained as grassland / meadow and can continue to facilitate grazing as per the current land use across the site.</p> <p>Allowing the land to lie fallow for the duration of the solar installation can provide beneficial impacts to soil quality and future productivity.</p> <p>At the end of the envisaged 40 year lifespan of the development, all equipment and infrastructure would be removed and the land can be returned to its former agricultural purposes. The proposed development is therefore considered to be reversible at the end of its lifespan.</p>	<p>with application Preliminary Ecological c) the absorption capacity of the natural Appraisal (PEA) and clarification / justification of the land quality in respect of the Grade 3 land.</p>
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>A small part of the site falls within Flood Zone 2 (medium risk of flooding from rivers). There are no watercourses within the site, although a watercourse adjoins a small part of the south-eastern boundary. A Flood Risk Assessment is expected to be provided with a future planning application.</p>	<p>No significant and/or residual environmental impacts anticipated and mitigated</p>
<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>N/A</p>	<p>N/A</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>There are a number of trees within the site itself. Wooded areas adjoin the site boundaries and further hedgerow 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>A Tree Survey and Arboricultural Report would be expected to be submitted with a future planning application. In addition, the proposed development is likely to include areas of new landscape planting, including native shrubs. A landscape strategy can be submitted with a future planning application.</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: Further information required with application:</p>

		Arboricultural Impact Assessment
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	<p>The site is not located within the High Weald AONB, and as such the proposed development is not likely to have an impact on the scenic qualities of the AONB or their setting.</p> <p>Development of this site is unlikely to have an impact on the nearest national park (South Downs National Park) or as the site lies outside of the Bat Sustenance Zone for Barbastelle bats, any impact on the bat flightpaths to/from the Mens SAC will be very limited.</p> <p>A Local Wildlife Site (Walden Close Meadows) is located adjacent to the site's boundary, and there are 10 additional Local Wildlife sites within 5km of the site.</p> <p>It is not considered that there would be any significant environmental effects on designated nature sites.</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>
v) European sites and other areas classified or protected under national legislation (this includes areas designated pursuant to <u>Directive 79/409/EEC</u> (conservation of wild birds) and <u>Directive 92/43/EEC</u> (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?)	<p>The application site does not constitute a 'sensitive area' as defined by the EIA Regulations.</p> <p>The site is located outside any designated Bat Sustenance Zones. A Phase 1 Habitat Survey should be submitted with the planning application. Best practice ecological mitigation measures can be implemented to include using tree protection during construction 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 Dormice, Badgers, 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 straddles red and amber zones indicated high and good suitability for GCN habitat (District licensing Scheme)</p>	<p>Subject to mitigation (including a demonstration of water neutrality), no significant and/or residual environmental impacts anticipated.</p> <p>The proposal will require separate consultation with NatureSpace in relation to Great Crested Newts</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>The Cowfold AQMA is around 1km to the east 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.</p>	<p>No significant and/or residual environmental impacts anticipated</p>

<p>vii) densely populated areas (<i>size of population affected, changes to demography, lifestyles, employment etc</i>)</p>	<p>The site is located in a rural area, which although rural in nature, still includes a number of adjacent and nearby residential properties, with the Built-up area of Cowfold some 1km to the east of the site.</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>viii) landscapes of historical, cultural or archaeological significance</p>	<p>Several Archaeological Notification Areas are located within 1km of the site, with the closest area some 350m to the west, then 500m to the north-west, then some 600m to the east. There are no Registered Parks and Gardens within 5km of the site. The site is not located within a Conservation Area. There are no listed buildings within the boundary of the site, but a number of listed buildings are located adjoining the site boundaries, or located in close proximity.</p>	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Further information required with application: Landscape and Visual Impact Assessment; ZTV assessments; Glint and Glare Assessments; Arboricultural Survey & Report, Planting Plan, Biodiversity Net Gain measures, Heritage Statement</p>
<p>3. Types and Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:</p>	<p>Description</p>	<p>Significance</p>
<p>a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)</p>	<p>The impacts are largely confined to the site and the land immediately adjacent, including the A272, Maplehurst Road, Littleworth Lane, Stonehouse Land and Burnthouse Lane, visual receptors along the identified PRow, and existing dwellings to the sites perimeters. 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>No significant and/or residual environmental impacts anticipated.</p> <p>Imposition of appropriate conditions</p>

		<p>may be required to control and mitigate against any impacts arising from the development, however at this stage it is not clear whether such conditions could suitably mitigate the extent of development proposed. Further information required with application: Transport Assessment Travel Plan Landscape and Visual Impact Assessment; ZTV assessments; Glint and Glare Assessments</p>
<p>b) the nature of the impact</p>	<p>The scale of development across the number of field parcels has the potential to lead to impacts on landscape character and visual amenity, and potentially affecting available views of the church spire of the St Hugh's monastery which can be seen to the south-east of the site.</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, especially in respect of the nearby Cowfold AQMA.</p> <p>Limited impact is envisaged on natural habitat as the nature of the proposed development has a very small footprint and resulting ground disturbance. Although some vegetation clearance may result, it should be possible to secure compensatory habitats through on site mitigation.</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, however at this stage it is not clear whether such conditions could suitably mitigate the extent of development proposed. Further information required with application</p>

		Preliminary Ecological Appraisal (PEA) Landscape and Visual Impact Assessment; ZTV assessments; Glint and Glare Assessments
c) the transboundary nature of the impact (any international impacts?)	The effects of the scheme would contribute to achieving net zero carbon emissions by 2050 and local climate targets by 2030 and 2050.	N/a
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The environmental impact of development of this site for a solar farm installation covering some 73.3 of land, is likely to be felt most acutely by those in the immediate surrounds. 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 (i.e. LVIA etc),</p> <p>As a whole, given its location within a rural area, the development of this site for solar energy generation is likely to significantly change the wider environmental conditions, and as such, the proposal would need to be carefully considered in its landscape context. It is likely that the scale and location of the proposal would result in a high/ moderate landscape impact which 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>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: Preliminary Ecological Appraisal (PEA) Transport Assessment Landscape and Visual Impact Assessment; Arboricultural Survey & Report and Planting Plan</p>
e) the probability of the impact (e.g. overall probability of impacts identified above)	Loss of greenfield land and associated landscape impacts are highly probable in the event that development takes place. During the operational and decommissioning phase lighting and noise impacts are possible, as well as air and dust pollution. It is advised that construction would likely take place over a period of 6-8 months with construction vehicles accessing the site from the existing field accesses, with most traffic using the A272 to access the site. It is advised that a Construction Traffic Management Plan setting out the effect of the construction phase on the highway network, and relevant information to allow further consideration of any future application will be submitted with any forthcoming application. Mitigation measures are anticipated and would need to be agreed by the applicants.	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Further information required with application: Transport Assessment Landscape and Visual</p>

	<p>Cumulative impacts from traffic generation are also highly likely. Other impacts such as impacts on protected species or the level of traffic increase are less certain and some may be managed through appropriate controls exercised through the imposition of conditions as required.</p> <p>Mitigation measures at planning application stage can be used to appropriately manage impacts arising from the development (plus any cumulative impact that may arise owing to the adjacent strategic development).</p>	<p>Impact Assessment; Arboricultural Survey & Report and Planting Plan Air & Dust Pollution Assessment Noise and vibration Assessment</p>
<p>f) the expected onset, duration, frequency and reversibility of the impact <i>(demolition, construction, operation and decommissioning)</i></p>	<p>Construction effects would be temporary and short term in duration, and the operational effects would be limited to the envisaged 40 year lifespan of the installation, following which, the land can be reverted back to its former agricultural use.</p> <p>Development would be likely to commence following planning approval and the discharge of any pre-commencement conditions attached to the planning permission (within 3 years of the permission). Construction impacts would be intermittent and reversible. Operation impacts would also be temporary, albeit over an extended period, and therefore ultimately reversible.</p> <p>The main impact of noise and disruption from traffic to and from the site would be during the construction and de commissioning time. Once operational there would be limited vehicle visits each month by a transit style van accessing the site from the A272, and then via one of the lanes.</p> <p>It is advised that a 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. Given the proposed uses there could be regular noise impacts from the construction phase. Operational traffic impacts are likely to be relatively limited regular particularly when combined with neighbouring uses. 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 & Report and Planting Plan Preliminary Ecological Appraisal (PEA) Air & Dust Pollution Assessment Noise and vibration Assessment</p>
<p>g) the accumulation of the impact with the impact of other existing</p>	<p>The main consideration with regard to cumulative environmental impact of this development is on landscape impact.</p>	<p>No significant and/or residual environmental</p>

and/or approved development	As a whole, provided that the proposed development for the installation of a large solar farm, is sensitively integrated into the landscape (including appropriate mitigation as necessary), then it is unlikely to have a significant impact on the environment that would warrant the submission of a separate Environmental Statement.	impacts anticipated
h) the possibility of effectively reducing the impact	<p>During the construction phase, adverse effects would be temporary and minimised through the implementation of a CEMP and best practice measures.</p> <p>Various studies and statements, Ecology Assessment and appropriate species surveys, are expected to be submitted with a future planning application to ensure the provision of appropriate mitigation on site. The Council will expect the applicant to ensure that measures to reduce the impact of the proposal on climate change, visual and landscape impacts, and ecology will be integrated into the proposals where possible.</p> <p>Conditions would be imposed to secure the provision of any necessary mitigations.</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. Further information required with application: Construction Management Plan</p>
Results of any relevant EU environmental assessment that is reasonably available	None applicable	

Conclusion

EIA Required?	No
Statement of reasons	<p>Whilst the threshold outlined in Schedule 2 of the EIA regs. (2017) for overall site area is exceeded by the proposal (0.5ha); the environmental effects of the proposed development as a whole are not considered to be sufficiently significant to require an Environmental Statement (ES).</p> <p>The location of the site within a rural area is likely to have effects on the landscape character and visual amenity of the area, noting a number of PRow through and close to the site. The significance of this would be a matter for consideration at</p>

	<p>application stage whereby landscape effects would be assessed, and the suitability and effectiveness of proposed mitigation would be judged. The site is distant from the South Downs National Park and High Weald AONB such that no significant impacts are anticipated. It is not therefore thought that the scale and nature of the development of this site subject to this assessment would warrant a separate ES to be produced.</p> <p>The screening assessment for this proposal has identified that the impacts on the environment could be 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. The proposals would be of a sufficiently manageable scale that effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.</p> <p>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.</p>
Date	Nic Pettifer 13 September 2023