
Wooddale Lane, Duckmoor, Billingshurst

Environmental Impact Assessment Screening Report

December 2020

Wooddale Lane, Duckmoor, Billingshurst

Environmental Impact Assessment Screening Report

Prepared on behalf of Reside Developments Ltd

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| Job Number: | 31259/A5/EIAScreening | |
| Status: | Draft | Final |
| Issue/Rev: | 01 | 02 |
| Date: | November 2020 | December 2020 |
| Prepared by: | JM | JM |
| Checked by: | NP | NP/RD |

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CONTENTS

| | | |
|---|-------------------------------------|----|
| 1 | INTRODUCTION | 1 |
| 2 | SITE AND PROPOSED DEVELOPMENT | 3 |
| 3 | SCREENING ASSESSMENT | 6 |
| 4 | CONCLUSION | 27 |

APPENDICES

APPENDIX A: SITE LOCATION PLAN

1 INTRODUCTION

1.1 This report has been prepared by Barton Willmore, Institute of Environmental Management and Assessment (IEMA) qualified assessors and Environmental Impact Assessment (EIA) Quality Mark registrants, on behalf of Reside Developments Ltd ('the Applicant'). This report accompanies a request to Horsham District Council (HDC) to adopt a screening opinion to determine whether the development of up to 95 residential dwellings, landscaping, access and associated infrastructure on 6.07 hectares (ha) of land at Wooddale Lane, Duckmoor, Billingshurst, constitutes EIA development.

1.2 This report reflects the requirements of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017, as amended*¹ (the "EIA Regulations") and in accordance with Regulation 6 of the EIA Regulations, this report contains:

- A plan sufficient to identify the land;
- a description of the development, including in particular:
 - (i) a description of the physical characteristics of the development and, where relevant, of demolition works;
 - (ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
- a description of the aspects of the environment likely to be significantly affected by the development;
- to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from:
 - (i) the expected residues and emissions and the production of waste, where relevant; and
 - (ii) the use of natural resources, in particular soil, land, water and biodiversity; and
- such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.

Requirement for EIA

1.3 In order to determine whether the development is 'EIA development', regard must be had for the EIA Regulations and supporting Planning Practice Guidance (PPG)².

¹ SI 2017/571, as amended by SI 2018/695 and SI 2020/505

² <https://www.gov.uk/guidance/environmental-impact-assessment>

1.4 EIA development is defined by the EIA Regulations as development:

"likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

1.5 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.6 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

"Where a relevant planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority ... must take into account in making that decision-

- (a) Any information provided by the applicant;*
- (b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority...; and*
- (c) such of the selection criteria set out in Schedule 3 as are relevant to the development."*

1.7 In order to allow HDC to determine the need for EIA, this report provides a description of the site and proposed development, a review of the EIA Screening Criteria based on the EIA Regulations and the PPG, a completed EIA Screening Checklist, and a site location plan at Appendix A.

2 SITE AND PROPOSED DEVELOPMENT

Site Context

- 2.1 The site (see Appendix A) is located to the west of Wooddale Lane, approximately 800m to the east of the village of Billingshurst, in West Sussex.
- 2.2 The land immediately to the west of the site has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. Agricultural land and woodland are located to the north, east and south of the site. A Public Right of Way (PRoW) is located adjacent to the north of the site. Wooddale Lane is located to the east of the site and travels in a north to south direction. Wooddale Lane joins with the A272 which runs parallel to the southern boundary of the site, in an east to west direction, approximately 80m from the site. Old Reservoir Farm is located to the south west of the site and includes an associated farmhouse and several barns. Access to Old Reservoir Farm is from the A272.
- 2.3 Billingshurst Railway Station is located approximately 1.2km to the south west of the site. The nearest bus stops are located 500m to the west of the site along High Street / the A272. Residential properties and facilities including a primary school, community school, shops, restaurants and a library are also located within the village of Billingshurst. The town of Horsham is located approximately 9.2km to the north east of the site.
- 2.4 The site is not located within, or within proximity of, an Area of Outstanding Natural Beauty (AONB). An area of Ancient Woodland is located approximately 230m to the north east of the site, and Wilden's Meadow, a Site of Importance for Nature Conservation (SINC), lies 380m south of the site. The nearest 'sensitive area', as defined by the EIA Regulations, is Coneyhurst Cutting Site of Special Scientific Interest (SSSI), which is located approximately 1.5km to the south east of the site. Coppedhall Hanger SSSI is located approximately 2.2km to the north west of the site and the Upper Arun SSSI is located approximately 2.5km to the south west of the site. The South Downs National Park and the Mens Special Area of Conservation (SAC)/SSSI are located approximately 5.6km to the west of the site. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). The site is located within a designated Bat Sustenance Zone, which is a 14km radius from the Mens SAC woodland, in which bat species from this woodland are known to fly and feed.

- 2.5 The site is not located within a Conservation Area, nor are there any listed buildings on the site. The nearest listed building, 'Hammonds' is Grade II listed and is located approximately 290m to the south west of the site. Little Daux Farmhouse Grade II listed building is located approximately 500m to the south west of the site. The nearest Conservation Area is Billingshurst Conservation Area, which is located approximately 350m to the west of the site. An Archaeological Site, identified in HDC's Local Plan Mapping³, is also located approximately 350m to the west of the site.
- 2.6 The River Adur is located approximately 400m to the east of the site. The site falls within Flood Zone 1 (at a low risk of flooding from rivers). The site is not located within an Air Quality Management Area (AQMA).

Site Description

- 2.7 The site (see Appendix A) comprises 6.07ha of agricultural land. The site consists of three fields enclosed by mature vegetation which reflects the historic field pattern. The topography of the site is generally flat.
- 2.8 Trees and hedgerows within the site are predominantly restricted to the field boundaries. Oak trees are the most dominant species present. There are no Tree Preservation Orders (TPOs), no veteran trees and no ancient woodland on the site. There are no buildings on the site. There is a pond located in the north western corner of the site. The site is accessed by vehicle from the north east of the site.

Description of the Proposed Development

- 2.9 The proposed development includes up to 95 residential dwellings, landscaping, access and associated infrastructure. The residential development will include a mix of dwelling sizes and a proportion of affordable housing.
- 2.10 The existing PRoW to the north of the site will be retained and an access will be provided between the site and the PRoW. In addition, the existing hedgerows and trees will be retained in boundaries around the built development where possible, with additional planting and landscaping provision throughout the site. The pond located in the north western corner of the site will be removed to allow for a vehicular access route into the site. The proposed development will include up to 190 private vehicle parking spaces and 19 visitor parking spaces.

³ <https://horsham.maps.arcgis.com/apps/webappviewer/index.html?id=f8cab77b5b72485abe9b30d4349c0047>

- 2.11 The proposed development would be provided at predominantly 2 residential storeys, with a maximum height of up to 3 storeys (approximately 13.5m above ground level (to the ridge)).
- 2.12 The proposed development includes Sustainable Drainage Systems (SuDS) in the form of drainage attenuation basins, as well as areas of new green open space, and an enhanced landscape buffer between the proposed development and the existing boundary vegetation.

Mitigation

- 2.13 A number of mitigation measures have been considered to be part of the proposed development. This includes adherence to best practice measures during the construction phase, such as through a Construction Environmental Management Plan (CEMP).
- 2.14 Dormice surveys undertaken by the Applicant's ecologist recorded the presence of dormice on the site. The Applicant will seek a licence from Natural England following planning permission in order to avoid adverse impacts on dormice and to allow the proposed works to proceed legally. Surveys undertaken by the Applicant's ecologist recorded the presence of suitable habitat for reptiles on the site, therefore standard mitigation in the form of reptile fencing will be secured by condition, before the works commence, to keep reptiles from entering the site. The findings of the species surveys will be submitted with the planning application.
- 2.15 Tree and scrub removal will be undertaken outside of the bird nesting season (1st March to 31st August). If this timeframe cannot be avoided, a close inspection of the building/trees and scrub to be removed will be undertaken immediately prior to clearance and be supervised by an ecologist.
- 2.16 Trees to be retained in proximity to areas of development, including areas for new surfacing, services, work site compounds and storage will be protected to ensure they are not damaged. This will be achieved with the use of temporary tree protection fencing in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction'⁴, to prevent access within the Root Protection Zone (RPZ) or canopy spread of trees. Where access is unavoidable, alternative protection arrangements such as ground protection (sufficient to protect the structure of the soil from compaction), and /or access facilitation pruning (to ensure a reasonable clearance for operations is provided) will be required.

⁴ British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).

3 SCREENING ASSESSMENT

Determining the Screening Approach

- 3.1 In determining whether a proposed development constitutes EIA development, consideration should be had to the following:
- If the proposed development is of a type listed in Schedule 1;
 - If not, whether it is listed in Schedule 2;
 - Is it located within a sensitive area;
 - It meets any of the relevant thresholds and criteria set out in Schedule 2; and/or
 - Would it lead to likely significant effects on the environment.
- 3.2 These points are explored further in this section with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

- 3.3 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are large scale projects for which significant effects would be expected and comprise developments such as new airports and power stations. The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

- 3.4 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (i.e. if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2.
- 3.5 Sensitive Areas are defined in the EIA Regulations as:
- Sites of Special Scientific Interest and European-designated Sites;
 - National Parks, the Broads, and Areas of Outstanding Natural Beauty; and
 - World Heritage Sites and Scheduled Monuments.
- 3.6 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the

sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

- 3.7 The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'. The site is not located within a sensitive area and therefore the thresholds should be applied. The thresholds for residential developments as set out in Schedule 2 relate to developments that "*include more than 150 dwellings or the overall area of the development exceeds 5 hectares*". The proposed development does not exceed the threshold of 150 residential dwellings but at 6.07ha, the site does exceed the threshold of 5 hectares in area. Accordingly, this screening assessment has been prepared to determine whether the proposed development would be likely to result in significant environmental effects. To achieve this, Schedule 3 of the EIA Regulations and PPG need to be considered. Information on these are set out below.

Schedule 3

- 3.8 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including: the characteristics of the development; the location of the development; and the characteristics of the potential impact. These factors should be taken into account as part of the screening process and are set out below:

Characteristics:

- the size and design of the whole development;
- cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- the existing and approved land use;

- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- the absorption capacity of the natural environment.

Potential Impact:

- the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
- the nature of the impact;
- the transboundary nature of the impact;
- the intensity and complexity of the impact;
- the probability of the impact;
- the expected onset, duration, frequency and reversibility of the impact;
- the cumulation of the impact with the impact of other existing and/or approved development; and
- the possibility of effectively reducing the impact.

Consideration of Cumulative Effects

- 3.9 Schedule 4 of the EIA Regulations requires consideration of a proposed development cumulatively with other existing and/or approved development. Guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG, which echoes the requirements of the EIA Regulations:

"each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a Proposed Development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

- 3.10 Table 1, below, sets out those schemes identified in the surrounding area and considered under the assessment of cumulative effects. Schemes which are within a 2km radius of the proposed development were included in the cumulative developments to be assessed, as this distance is considered appropriate in which to identify those developments which may result in significant cumulative effects. HDC will take into consideration the potential for likely significant cumulative effects on the environment when adopting its Screening Opinion.

Table 1: Cumulative Schemes

| Application | Description | Approximate distance from the site |
|---|---|--|
| Approved Applications | | |
| <p>Land East of Billingshurst To North and South of A272 East Street Billingshurst West Sussex Ref: DC/13/0735 (as amended by Ref: DC/15/0059)</p> <p>Permitted March 2014.</p> <p>Under construction.</p> <p>The following reserved matters applications have since been submitted:</p> <ul style="list-style-type: none"> • Ref: DC/18/0831 • Ref: DC/18/2693 • Ref: DC/18/2509 • Ref: DC/19/0383 | <p>Development comprising the demolition of existing buildings and structures and redevelopment to provide up to 475 residential dwellings, land to accommodate a new primary school and land to accommodate an extension to existing doctors' surgery, land for new dentist's surgery and creche (falling within Class D1), with associated access and play space. Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes, ancillary engineering and other operations (Outline).</p> | <p>Adjacent to the west of the site.</p> |
| <p>Part of Parcel H7 Land East of Billingshurst North of A272 East Street West Sussex RH14 9PX Ref: DC/19/0839</p> <p>Permitted November 2019.</p> | <p>Full application for the erection of 16 residential dwellings with associated access, landscaping, parking and other related works.</p> | <p>Adjacent to the west of the site.</p> |
| <p>Part of Parcel H6 Land East of Billingshurst North of A272 East Street Billingshurst West Sussex RH14 9PX Ref: DC/20/0084</p> <p>Permitted July 2020.</p> | <p>Full application for the erection of 13 residential dwellings including affordable housing, and associated access, landscaping, parking and other related works (net increase of 4 dwellings).</p> | <p>Adjacent to the west of the site.</p> |
| <p>Land North of Hilland Farm Stane Street Billingshurst West Sussex RH14 9HN Ref: DC/18/2122</p> | <p>Hybrid Planning application comprising: Detailed planning permission for up to 4,998sqm of B1c, B2 and B8 use floorspace, roundabout access junction from the A29, access, parking, servicing areas and associated landscaping (phase 1). Outline planning permission for up to 14,075sqm of B1c, B2 B8 use floorspace, petrol filling</p> | <p>750m to the north west of the site.</p> |

| Application | Description | Approximate distance from the site |
|--|--|--------------------------------------|
| Permitted June 2019 Under construction. | station with ancillary retail offer and drive through coffee unit, with all matters reserved except for access (phase 2). | |
| Land at Platts Roundabout Newbridge Road Billingshurst West Sussex Ref: DC/19/0295 Permitted January 2020. | Hybrid application for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29. | 1.5km to the south west of the site. |
| Land Fronting Natts Lane Natts Lane Billingshurst West Sussex Ref: DC/16/0357 Permitted January 2020. | Outline application with all matters reserved for development of 32no 2 and 3 bedroom houses and flats. | 1.6km to the south west of the site. |

National Planning Practice Guidance

- 3.11 Paragraphs 057⁵ and 058⁶ of the PPG provide guidance to help determine whether significant effects are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely. Table 2 below sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development is likely to be EIA developed identified in the PPG.

Table 2: Planning Practice Guidance Indicative Screening Criteria

| Development type | Indicative criteria and threshold | Key issues to consider |
|--|--|---|
| 10 (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas. | Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m ² | Physical scale of such developments, potential increase in traffic emissions and noise. |

⁵ ID: 4-057-2070720

⁶ ID: 4-058-20150326:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630689/eia-thresholds-table.pdf

| Development type | Indicative criteria and threshold | Key issues to consider |
|------------------|---|------------------------|
| | of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings). | |

Screening Assessment

- 3.12 This section assesses the proposed development against the EIA screening criteria outlined above. Table 3 sets out a review of all off the above criteria and requirements and specifically addresses the proposed development at the site.

Table 3: Screening Assessment for Development on Land at Wooddale Lane, Duckmoor, Billingshurst

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
|---|--|
| 1. CHARACTERISTICS OF THE DEVELOPMENT | |
| (a) Size of the development | |
| Will the development as a whole be out of scale with the existing environment? | No. The site is undeveloped agricultural land bordered to the west by a land parcel that has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. The village of Billingshurst is located immediately to the west of this land parcel and includes existing residential properties and community facilities. The proposed development would provide up to 95 additional residential dwellings. The proposed development includes the retention of the existing boundary vegetation with additional planting and landscaping provision throughout the site. In light of this context, the proposed development would not be out of context with existing and proposed development. |
| Will the design of the development as a whole fit in with the existing environment? | Yes. The proposed development would be provided at predominantly 2 residential storeys, with a maximum height of up to 3 residential storeys (approximately 13.5m above ground level to the ridge height), which reflects the built development/approved development (ref: DC/13/0735) in proximity to the site. The design of the development will be carefully designed to be sympathetic to surrounding built development and ensure that it fits in with the existing environment. |
| Will it lead to further consequential development or works? | No. The proposed development is a discrete proposal and includes all necessary works, including access. The land immediately to the west of the site has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. The vehicular access into the proposed development will be from a proposed road within Parcel H7 (reserved matters planning permission ref: DC/18/2509) of the development to the west of the site. However, the proposed development does not |

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
|---|---|
| | comprise part of the wider masterplan for the adjacent site. Therefore, the proposed development comprises a discrete project. |
| (b) Accumulation with other development | |
| Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists? | <p>As identified within Table 1, the Applicant is aware of the following 'existing or approved' developments within the meaning of PPG and the EIA Regulations:</p> <ul style="list-style-type: none"> • Land East of Billingshurst to the north and south of A272, East Street, Billingshurst (Ref: DC/13/0735, as amended by DC/15/0059); • Subsequent Reserved Matters Applications pursuant to Outline Application DC/15/0059, as above, as outlined in Table 1; • Land North of Hilland Farm, Stane Street, Billingshurst (Ref: DC/18/2122); • Land at Platts Roundabout, Newbridge Road, Billingshurst (Ref: DC/19/0295); and • Land Fronting Natts Lane, Natts Lane, Billingshurst (Ref: DC/16/0357). <p>It is considered unlikely that there would be potentially significant cumulative impacts during construction when mitigation measures, implemented through a CEMP are in place. It is also considered unlikely that there would be significant cumulative impacts once the developments are operational. The PPG lists the criteria and key issues for Urban Development Projects as being the physical scale of such developments and the potential increase in traffic emissions and noise. The site is 6.07ha in area and the proposed development will provide up to 95 residential dwellings. The cumulative total of residential dwellings, when considering the proposed development and the approved development in Table 1, would not exceed 1,000 dwellings (identified in PPG). Therefore, significant cumulative effects are not anticipated.</p> <p>In addition, preliminary work undertaken by the Applicant's transport consultant has identified that as a worst case (based on up to 95 dwellings being provided on the site), the proposed development would generate approximately 59 two-way trip movements in the weekday morning peak hour (08:00-09:00) and 62 two-way trip movements in the weekday evening peak hour (17:00-18:00). This equates to around 1 vehicle every minute during the busiest periods with other times of the day exhibiting less traffic. Based on this analysis, the additional traffic resulting from the proposed development is expected to be low and significant traffic related effects and emissions to air are not anticipated. The site is surrounded by a network of PRoW and bus stops located 500m to the west of the site along High Street / the A272, which could be used by future residents to access the site. The proposed development will provide a footpath that will link the residential development with the existing PRoW to the north of the site. The accessibility of pedestrian and cycling routes and public transport will encourage future users of the site towards alternative, more sustainable means of transport to access the</p> |

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
|--|---|
| | proposed development, further limiting traffic related effects and emissions to air. |
| Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently? | The land immediately to the west of the site has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. The vehicular access into the proposed development will be from a proposed road within Parcel H7 (reserved matters planning permission ref: DC/18/2509) of the development to the west of the site. However, the proposed development does not comprise part of the wider masterplan for the adjacent site. Therefore, the proposed development comprises a discrete project. |
| (c) Use of natural resources | |
| Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply? | The proposed construction and operational phases of the proposed development will use resources in terms of land, water and energy as would be expected for a residential development for up to 95 dwellings. The Applicant will include measures in the CEMP to minimise the consumption of natural resources, particularly those non-renewable, where possible. |
| (d) Production of waste | |
| Will the development produce wastes during construction or operation or decommissioning? | As with nearly all construction, the proposed development will result in waste materials from the preparation and undertaking of works. Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the proposed development. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Operational waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation. |
| (e) Pollution and nuisances | |
| Will the development release any pollutants or any hazardous, toxic or noxious substances to air? | During the construction phase of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. There would be emissions associated with plant and vehicles during the construction phase. The construction phase is expected to be phased, with the arrival and departure of Heavy Good Vehicles (HGV) dispersed across the working day to avoid a concentration of released pollutants associated with the plant and vehicles required for the construction phase. There would also be emissions associated with the operational phase of the proposed development. As the development is residential in nature, emissions would be associated with the number of vehicles travelling to and from the site as a result of the future residents that will occupy the maximum 95 dwellings |

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
|---|--|
| | <p>on the site. Preliminary work undertaken by the Applicant's transport consultant has identified that as a worst case (based on up to 95 dwellings being provided on the site), the proposed development would generate approximately 59 two-way trip movements in the weekday morning peak hour (08:00-09:00) and 62 two-way trip movements in the weekday evening peak hour (17:00-18:00). This equates to around 1 vehicle every minute during the busiest periods with other times of the day exhibiting less traffic. Based on this analysis, the additional traffic resulting from the proposed development is expected to be low and significant effects are not anticipated.</p> <p>A Transport Assessment and Travel Plan will also be submitted in support of the planning application. The Travel Plan will encourage a modal shift to more sustainable forms of travel (less car use) by residents, thereby mitigating significant impacts on emissions to air.</p> <p>The proposed development is of residential use which is not associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.</p> |
| <p>Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?</p> | <p>Appropriate measures, in accordance with all relevant legislation, and implemented through the CEMP, would be used to prevent accidental spillages of contaminants during the construction of the proposed development.</p> <p>The site is undeveloped land and is not anticipated to be heavily contaminated. The operational land uses proposed are not highly contaminative and it is not expected that there will be a high risk of contaminants being released into the environment. A Land Contamination Assessment will also be submitted with the planning application.</p> |
| <p>Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p> | <p>The potential exists for noise effects to result from the construction processes and operational activities associated with the proposed development. Construction effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. The nearest sensitive receptors include newly built residential properties located adjacent to the west of the site.</p> <p>During construction, the potential exists for light pollution (at night) associated with construction activities. A Phase 1 Habitat Survey will be submitted with the planning application and the ecologist's recommendations will inform the lighting design. Lighting will be designed carefully in accordance with relevant British Standards and Institute of Lighting Professionals (ILP)⁷ and Bat Conservation Trust⁸ guidance.</p> |

⁷ Institute of Lighting Engineers Guidance and Standards (<https://www.theilp.org.uk/home/>)

⁸ Bat Conservation Trust (June 2014). Artificial lighting and wildlife. Interim Guidance: Recommendations to help minimise the impact of artificial lighting.

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
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| | <p>The operational phase of the proposed development is for residential use. The main source of operational noise would be from traffic from residents of the proposed development. However, this is not anticipated to be significant. As above, preliminary work undertaken by the Applicant's transport consultant has identified that as a worst case (based on up to 95 dwellings being provided on the site), the proposed development would generate approximately 59 two-way trip movements in the weekday morning peak hour (08:00-09:00) and 62 two-way trip movements in the weekday evening peak hour (17:00-18:00). This equates to around 1 vehicle every minute during the busiest periods with other times of the day exhibiting less traffic. Based on this analysis, the additional traffic resulting from the proposed development is expected to be low and significant effects are not anticipated.</p> <p>No electromagnetic radiation, heat or energy releases are expected other than those associated with normal residential development. Any releases would be controlled appropriately using existing legislation and controls if necessary.</p> |
| <p>Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p> | <p>The site is undeveloped land and is not anticipated to be heavily contaminated. A Land Contamination Assessment will be submitted with the planning application.</p> <p>There are no significant surface waters within or adjacent to the site. There is a pond located in the north western corner of the site. This will be removed to allow for a vehicular access route into the site. The River Adur is located approximately 400m to the east of the site and is not anticipated to be affected by the proposed development. The site is not underlain by an area designated as a Principal Aquifer and is not located within a Source Protection Zone (SPZ) and no effects to controlled waters are anticipated.</p> <p>Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. As part of the proposed development, SuDS drainage basins will be incorporated into the drainage strategy, which will control the surface water run off. A Flood Risk Assessment (FRA) and Drainage Strategy will be submitted in support of the planning application.</p> <p>Hydrocarbons including plant and vehicle fuel and lubricants will be used during the construction phase. These would be stored and used in accordance with all applicable legislation and the CEMP to avoid releases of pollutants.</p> <p>As above, appropriate measures (e.g. adequate bunding), in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the proposed development. The land uses proposed are not highly contaminative. The proposed development will not result in any significant adverse effects to land or water related to contamination.</p> |

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| (f) Risk of major accidents and/or disasters, including those caused by climate change and also having regard in particular to substances or technologies used | |
| <p>Will there be a risk of accidents during construction or operation of the development which would have effects on people or the environment?</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 will form part of the CEMP.</p> <p>According to the Gov.UK website⁹, the site is located within Flood Zone 1 and is at low risk of flooding, with small areas that are susceptible to surface water flooding. As above, a Flood Risk Assessment and Drainage Strategy will be submitted with the planning application and will ensure that flood risk to the site and surrounding area from surface water is not increased due to an increase in impermeable surfaces.</p> <p>No significant risks of accidents during operation are anticipated. The proposed development is not anticipated to involve users dealing with hazardous substances. The site does not lie within an area at risk of natural disasters such as tectonic activity. Flooding has been discussed above and significant effects are not anticipated.</p> |
| <p>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</p> | <p>During construction, certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures within the CEMP in line with relevant legislation there will be no significant environmental effects.</p> <p>During operation, the proposed development is not expected to involve the use, transport, storage or production of substances or materials which could be harmful to the environment.</p> |
| (g) Risks to human health | |
| <p>What are the risks to human health such as from water contamination or air pollution?</p> | <p>The site is not located within an AQMA. As above, dust and emissions generated during the construction phase would be minimised in accordance with standard best practice measures, enforced through the CEMP, and are not anticipated to generate adverse effects to human health.</p> <p>In addition, the CEMP will set out guidelines to ensure that construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p> <p>The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.</p> <p>Emissions from vehicles during operation will be minimised due to the site's accessibility for pedestrians, proximity to public transport and the Applicant's commitment to providing new pedestrian and cycling routes through the site, including a footpath linking the residential development with the existing PRoW to the north. A Transport Assessment and Travel Plan will be submitted in support of the</p> |

⁹ <https://flood-map-for-planning.service.gov.uk/>

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| | <p>planning application and will encourage a modal shift to more sustainable forms of travel (less car use) by future residents, thereby mitigating significant impacts on emissions to air. Therefore, the proposed development is not anticipated to have a significant impact on local air quality and human health. An Air Quality Assessment will also be submitted with the planning application.</p> <p>As identified above, no significant risk of water contamination. The proposed development would be connected to the mains water supply before it is operational so clean water would be supplied to future users. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases, as detailed further in the FRA and Drainage Strategy that will be submitted with the planning application. The proposed development will include appropriate building foundations and no risks to human health from contamination are expected.</p> |
| Other characteristics | |
| <p>Potential physical changes (topography, land use, changes in water bodies etc) from construction, operation or decommissioning of the development?</p> | <p>The principal land use will change from undeveloped agricultural land to land used for residential purposes. There would be changes to the site during the construction phase as soil would be excavated for foundations, drainage and access. There will be no material changes to topography, other than localised regrading to achieve development platforms. The proposed development will provide a footpath that will link the residential development with the existing PRoW to the north of the site.</p> <p>The site comprises Grade 3 agricultural land and as a worst case, could comprise Grade 3b agricultural land, which is considered to be Best and Most Versatile (BMV) agricultural land. However, given the overall site area of 6.07ha, the proposed development would not result in a loss of more than 20ha of BMV agricultural land, and therefore significant effects are not considered likely. A loss of 20ha or more BMV is considered the best practice threshold for likely significant effects on agricultural land.</p> <p>The majority of trees and hedgerows that form the existing field boundaries and green corridors will be retained, including the mature oak trees, and enhanced. There are no TPOs, no veteran trees and no ancient woodland on the site. The Applicant's Arboriculturist has inputted into the design of the proposed development, for example, by identifying the most suitable gaps in the hedgerows and trees for access and internal roads. A Tree Survey and Arboricultural Report will be submitted with the planning application. In addition, the Development will include areas of new landscape planting, including native shrubs. A landscape strategy will be submitted with the planning application.</p> <p>There is a pond located in the north western corner of the site. This will be removed to allow for a vehicular access route into the site. Through preliminary ecological assessments of the site, the Applicant's Ecologist has assessed this pond as being of poor quality and having low ecological value.</p> |

| SCREENING CRITERIA | PROPOSED DEVELOPMENT |
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| | <p>Replacement SuDS ponds will be included within the design of the proposed development for drainage attenuation and will also provide some enhancements for biodiversity.</p> <p>The proposed development is intended to be permanent, so decommissioning is not anticipated for the foreseeable future.</p> |
| 2. LOCATION OF THE DEVELOPMENT | |
| (a) Existing and approved land use | |
| <p>Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?</p> | <p>The site is currently an undeveloped parcel of land. No demolition is required. Surrounding land uses include agricultural land and residential dwellings as detailed above. The PRow adjacent to the north of the site will be retained as part of the proposed development. The PRow will remain accessible to the public during construction. During construction, potential adverse effects to the quality of surface and ground water, roads and air (including airborne noise) will be minimised through the implementation of the CEMP. Such effects will be temporary and are not likely to be significant.</p> <p>As above, the site comprises Grade 3 agricultural land and as a worst case, could comprise Grade 3b agricultural land, which is considered to be BMV agricultural land. However, the proposed development would not result in a loss of more than 20ha BMV agricultural land, and therefore significant effects are not considered likely.</p> <p>Once operational, the proposed development would be in keeping with other similar land uses in the local area and effects on neighbouring users are not anticipated to be significant. The proposed development includes landscaping, tree planting, areas of new green open space, and an enhanced landscape buffer between the proposed development and the existing boundary vegetation. Further details will be included in the landscape strategy which will be submitted with the planning application.</p> |
| <p>Is the development located in a previously undeveloped area where there will be loss of greenfield land?</p> | <p>Yes. The site comprises previously undeveloped agricultural land. Trees and hedgerows within the site are predominantly restricted to the boundaries of the fields, which will be retained where possible. There are no TPOs, no veteran trees and no ancient woodland on the site.</p> |
| (b) Relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground* | |
| <p>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</p> <ul style="list-style-type: none"> • Soil; • land; • groundwater resources; • surface waters; • biodiversity; • forestry; • agriculture; • fisheries; • tourism; and • minerals. | <p>The South Downs National Park and the Mens SAC/SSSI are located approximately 5.6km to the west of the site. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). The site is located within a designated Bat Sustenance Zone, which is a 14km radius from the Mens SAC woodland, in which bat species from this woodland are known to fly and feed. The Applicant's ecologist has identified that there are low numbers of Barbastelle bats using the site. No adverse impacts on the Mens SAC (or its qualifying features) are anticipated. The retention and enhancement of boundary vegetation and dark corridors and the planting of native scrubs will have</p> |

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| | <p>beneficial effects for bats. Therefore, likely significant effects are not anticipated.</p> <p>Coneyhurst Cutting SSSI is located approximately 1.5km to the south east of the site. Coppedhall Hanger SSSI is located approximately 2.2km to the north west of the site. The Upper Arun SSSI is located approximately 2.5km to the south west of the site. There are no Local Nature Reserves (LNR) within 5km of the site. An area of Ancient Woodland is located approximately 230m to the north east of the site and Wilden's Meadow SINC is located approximately 380m to the south of the site. These are not anticipated to be affected directly or indirectly by the proposed development. A Phase 1 Habitat Survey will be submitted with the planning application. As set out above in Sections 2.14 to 2.17, best practice ecological mitigation measures which will be implemented 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>Through preliminary ecological assessments of the site, the Applicant's Ecologist recorded the presence of dormice on the site. As such, the Applicant will apply for a licence from Natural England. No significant effects are anticipated.</p> <p>As above, the majority of trees and hedgerows that form the existing field boundaries will be retained as part of the proposed development, including the mature oak trees, and enhanced. There are no TPOs, no veteran trees and no ancient woodland on the site. The Applicant's Arboriculturist has inputted into the design of the proposed development, for example by identifying the most suitable gaps in the hedgerows and trees for access and internal roads. A Tree Survey and Arboricultural Report will be submitted with the planning application. In addition, the proposed development will include areas of new landscape planting, including native shrubs. A landscape strategy will be submitted with the planning application.</p> <p>The site is located within Flood Zone 1 and is at low risk of flooding, with small areas that are susceptible to surface water flooding. The site is not located within or adjacent to any groundwater SPZ. As stated above, there is a pond located in the north western corner of the site. This will be removed to allow for a vehicular access route into the site. This pond has been assessed by the Applicant's ecologist as being of poor quality and having low ecological value. A survey of the pond for Great Crested Newts (GCN) did not record any presence of GCN. In addition, replacement SuDs ponds will be included within the design of the proposed development and will provide enhancements for biodiversity.</p> <p>The site comprises Grade 3 agricultural land and as a worst case, could comprise Grade 3b agricultural land, which is considered BMV agricultural land. However, the proposed development would not result in a loss</p> |

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| | <p>of more than 20ha BMV agricultural land, and therefore significant effects are not considered likely.</p> <p>There are no fisheries, tourism or minerals resources that could be affected by the proposed development.</p> |
| (c) Absorption capacity of the natural environment** | |
| <p>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the development?</p> | <p>The site is not located within any sensitive areas, within the meaning of the EIA Regulations. In addition, there are no statutory designations within the site i.e. there are no Scheduled Monuments, AONB, SSSI, National Parks, Registered Battlefields, Registered Historic Parks and Gardens, SAC, Special Protection Areas (SPA), or Ramsar Sites.</p> <p>The nearest 'sensitive area', as defined by the EIA Regulations is Coneyhurst Cutting SSSI, which is located approximately 1.5km to the south east of the site. Coppedhall Hanger SSSI is located approximately 2.2km to the north west of the site. The Upper Arun SSSI is located approximately 2.5km to the south west of the site.</p> <p>There are no AONBs, National Parks, World Heritage Sites, Registered Battlefields, SAC, SPA or Ramsar Sites within 5km of site. The South Downs National Park and the Mens SAC/SSSI are located approximately 5.6km to the west of the site. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). As above, the site is located within a Bat Sustainance Zone. The Applicant's ecologist has identified that there are low numbers of Barbastelle bats using the site. No adverse impacts on the Mens SAC (or its qualifying features) are anticipated. The retention and enhancement of boundary vegetation and dark corridors and the planting of native scrubs will have beneficial effects for bats. Therefore, likely significant effects are not anticipated.</p> <p>As stated above, there are no LNR within 5km of the site. An area of Ancient Woodland is located approximately 230m to the north east of the site and Wilden's Meadow SINC is located approximately 380m to the south of the site. These are not anticipated to be affected directly or indirectly by the proposed development. A Phase 1 Habitat Survey will be submitted with the planning application. Best practice ecological mitigation measures which will be implemented include using tree protection during construction.</p> <p>There are no Scheduled Monuments or Registered Parks and Gardens within 5km of the site. The site is not located within a Conservation Area, nor are there any listed buildings on the site. The nearest listed building, 'Hammonds' is Grade II listed and is located approximately 300m to the south west of the site. Little Daux Farmhouse Grade II listed building is located approximately 500m to the south west of the site. The nearest Conservation Area is Billingshurst Conservation Area, which is located approximately 350m to the west of the site. An Archaeological Site, identified in HDC's Local Plan Mapping, is located approximately 350m to the west of the site. It is</p> |

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| | <p>considered that the above features would not be directly or indirectly affected by the proposed development due to their distance from the site. An Archaeology and Heritage Desk Based Assessment will be submitted with the planning application.</p> <p>No other sites have been identified within proximity to the site.</p> <p>It is considered that the above designations are sufficiently distant from the site that significant effects upon them are not anticipated.</p> |
| <p>Are there any other areas on or around the location which are important or sensitive for reasons of:</p> <ul style="list-style-type: none"> • Wetlands, riparian areas, river mouths; • coastal zones and the marine environment; • mountains and forest areas; • nature reserves and parks; • European sites and other areas classified or protected under national legislation; • Areas in which there has already been a failure to meet the environmental quality standards laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure; • Densely populated areas; • Landscapes and sites of historical, cultural or archaeological significance. | <p>There are no sensitive features on the site, see row above.</p> <p>None of the other features listed are present nearby.</p> |
| <p>Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?</p> | <p>The site is not located within a designated site for nature conservation. As agricultural land the biodiversity value of the site is expected to be low with the exception of hedgerows and trees that line the field boundaries within and around the site.</p> <p>As above, the Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). As above, the site is located within a Bat Sustainance Zone. The Applicant's ecologist has identified that there are low numbers of Barbastelle bats using the site. No adverse impacts on the Mens SAC (or its qualifying features) are anticipated. The retention and enhancement of boundary vegetation and dark corridors and the planting of native scrubs will have beneficial effects for bats. Therefore, likely significant effects are not anticipated.</p> <p>Through preliminary ecological assessments of the site, the Applicant's Ecologist recorded the presence of dormice on the site. As such, a licence will be sought from Natural England prior to the commencement of the development.</p> <p>A pond within the site has been assessed by the Applicant's ecologist as being of poor quality and</p> |

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| | <p>having low ecological value. A survey of the pond for GCN did not record any presence of GCN.</p> <p>Standard, best practice measures will be implemented during construction, such as any vegetation removal required will be undertaken outside of the bird nesting season or be supervised by an ecologist. A Phase 1 Habitat Survey will be submitted with the planning application and the Applicant's ecologist has inputted into the design of the proposed development. Following implementation of the above mitigation measures, no likely significant effects are anticipated.</p> |
| <p>Are there any inland, coastal, marine or underground waters on or around the location which could be affected?</p> | <p>The site is not underlain by an area designated as a Principal Aquifer and is not located within a SPZ and no effects to underground waters are anticipated. As stated above, the site is located within Flood Zone 1 and is at low risk of flooding, with small areas that are susceptible to surface water flooding. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases. An FRA and Drainage Strategy will be submitted with the planning application.</p> <p>As above, there is a pond located in the north western corner of the site. This will be removed to allow for a vehicular access route into the site. This pond has been assessed by the Applicant's ecologist as being of poor quality and having low ecological value. Replacement SuDS ponds will be included within the design of the proposed development.</p> <p>No other water bodies would be expected to be significantly affected by the proposed development.</p> |
| <p>Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?</p> | <p>No. The site is not located within or adjacent to a groundwater SPZ.</p> |
| <p>Are there any areas or features of high landscape or scenic value on or around the location which could be affected?</p> | <p>None identified. The proposed development includes landscaping, tree planting, areas of new green open space, and an enhanced landscape buffer between the proposed development and the existing boundary vegetation.</p> |
| <p>Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?</p> | <p>Wooddale Lane is located adjacent to the east of the site. The site is accessed by vehicle from the north east of the site.</p> <p>During construction, a CEMP will be implemented that will ensure that loading and unloading of materials will occur within the site to prevent any local routes or facilities from being affected.</p> <p>There is likely to be an increased number of vehicles using the local road network once the proposed development is operational. Preliminary work undertaken by the Applicant's transport consultant has identified that as a worst case (based on up to 95 dwellings being provided on the site), the proposals would generate approximately 59 two-way trip movements in the weekday morning peak hour (08:00-09:00) and 62 two-way trip movements in the weekday evening peak hour (17:00-18:00). This equates to around 1 vehicle every minute during the</p> |

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| | <p>busiest periods with other times of the day exhibiting less traffic. Therefore, the additional traffic resulting from the proposed development is expected to be low and significant effects are not anticipated. The proposed development will include up to 190 private vehicle parking spaces and 19 visitor spaces.</p> <p>An existing PRoW is located adjacent to the north of the site which will be retained as part of the proposed development. The PRoW will remain accessible to the public during construction. The PRoW leads to the village of Billingshurst which includes a primary school, community school, shops, restaurants, a library and a railway station. There are bus stops located 500m to the west of the site along High Street / the A272, which could be used by future residents to access the site. The proposed development will provide a footpath that will link the residential development with the existing PRoW to the north of the site.</p> <p>A Transport Assessment and Travel Plan will also be submitted in support of the planning application.</p> |
| <p>Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?</p> | <p>The construction phases of the proposed development would involve changes to traffic movements (e.g. use of HGVs). There is likely to be an increased number of vehicles using the local road network and the A272 once the proposed development is operational.</p> <p>The accessibility of pedestrian and cycling routes and public transport will encourage future users of the site towards alternative, more sustainable means of transport to access the development, limiting traffic related effects.</p> <p>As above, a Transport Assessment and Travel Plan will be submitted in support of the planning application.</p> |
| <p>Is the development in a location where it is likely to be highly visible to many people?</p> | <p>The site is not covered by any statutory or non-statutory designations for landscape character or quality. The potential for local views of the site exists from adjacent and nearby roads and the PRoW adjacent to the north of the site, as well as from 162 residential properties immediately to the west of the site that have been built out under planning permission ref: DC/13/0735 for up to 475 dwellings (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079). On completion, the proposed development will be visible to the future residents of the remaining 313 dwellings currently under construction. The potential for views of the site also exists from Billingshurst and the A272. However, longer distance views are likely to be screening by surrounding vegetation.</p> <p>Preliminary work undertaken by the Applicant's Landscape consultant has identified that the proposed development is not anticipated to generate significant effects on the landscape character or visual effects. A Landscape and Visual Impact Assessment will be submitted with the planning application which will address local and, where appropriate, long distance views. The proposed development will include areas of new landscape planting. A landscape strategy will be submitted with the planning application.</p> |

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| Are there any areas or features of historic or cultural importance on or around the location which could be affected? | As above, there are no Scheduled Monuments or Registered Parks and Gardens within 5km of the site. The site is not located within a Conservation Area, nor are there any listed buildings on the site. The nearest listed building, 'Hammonds' is Grade II listed and is located approximately 300m to the south west of the site. Little Daux Farmhouse Grade II listed building is located approximately 500m to the south west of the site. The nearest Conservation Area is Billingshurst Conservation Area, which is located approximately 350m to the west of the site. An Archaeological Site, identified in HDC's Local Plan Mapping, is located approximately 350m to the west of the site. It is considered that the above features would not be directly or indirectly affected by the proposed development. An Archaeology and Heritage Desk Based Assessment will be submitted with the planning application. |
| Are there any areas on or around the location which are densely populated or built up, which could be affected? | The site is located approximately 800m to the east of Billingshurst. The land immediately to the west of the site has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. Noise from the proposed development is likely to arise during the construction stage from construction plant. However, this would be managed in accordance with standard procedures. On completion of the proposed development, the main source of noise would be from traffic generated by residents of the development. However, this will be small scale and where necessary will be addressed at the detailed design stage to mitigate any potential effects. |
| Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected? | The proposed development is not located within or adjacent to an AQMA. During construction, effects will be managed by a CEMP which will include standard, best practice measures such as ensuring bulk cement and other fine powder materials are delivered to the site in enclosed tankers. Dust generation would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. An Air Quality Assessment will also be submitted with the planning application. |
| Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems? | According to the Gov.UK website, the site is located within Flood Zone 1 and is at low risk of flooding. A FRA will be submitted in support of the planning application. The site is not located within a groundwater SPZ. Significant effects are not likely. |
| CHARACTERISTICS OF THE POTENTIAL IMPACT | |
| (a) Extent and nature of the impact | |
| Will the effect extend over a large area? | No. This is confined to the site (approximately 6.07ha) and the land immediately adjacent. The proposed development will be visible from certain locations in the surrounding area, such as adjacent and nearby roads and pedestrian routes, including the PRoW adjacent to the north of the site and the A272. As set out above, landscape is a key consideration in |

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| | the design process to ensure that the development respects local context. |
| Will many people be affected? | No, as above. The proposed development is being designed carefully, informed by numerous technical consultants, to assess its potential effects. It is unlikely that people would be adversely affected by the proposed development once operational. |
| What will be the nature of the impact? | Visual impacts during construction and operation; increase in HGV traffic movements; increase in noise, particularly during site construction (short term); and minor impacts upon air quality from additional traffic movements. |
| (b) Transboundary nature of the impact | |
| Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case). | No. |
| (c) Magnitude and complexity of the impact | |
| Will there be a large change in environmental conditions? | No. |
| Will the effect be unusual in the area or particularly complex? | No. |
| Will many receptors other than people (fauna and flora, businesses, facilities) be affected? | This is considered to be unlikely. A suite of appropriate ecological species surveys and a Phase 1 Habitat survey will be submitted in support of the planning application. |
| Will valuable or scarce features or resources be affected? | No. |
| Is there a risk that environmental standards will be breached? | No. |
| Is there a risk that protected sites, areas, and features will be affected? | No. |
| (d) Probability of the impact | |
| Is there a high probability of the effect occurring? | The effects of the proposed development can be clearly established, and the probability of any effects determined with reasonable confidence. |
| Is there a low probability of a potentially highly significant effect? | As above. |
| (e) Expected onset, duration, frequency and reversibility of the impact | |
| What will result in the onset of the impact? | Development will commence following the discharge of pre-commencement conditions attached to the planning permission and the issue of any environmental permitting. |
| Will the effect continue for a long time? | Construction effects would be short term in duration and the operational effects would be long term. |
| Will the effect be permanent rather than temporary? | Construction effects would be temporary, and the operational effects would be permanent. |
| Will the impact be continuous rather than intermittent? | Construction – intermittent Operation – continuous |
| If intermittent, will it be frequent rather than rare? | Frequent. |
| Will the impact be irreversible? | Some effects will be permanent, such as loss of land to development. Some effects will be temporary and reversible such as noise during construction. |
| Will it be difficult to avoid or reduce or repair or compensate for the effect? | No. |

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| (f) Possibility of effectively reducing the impact | |
| What is the possibility of the likely impacts arising from the Proposed development being effectively reduced? | Well understood, standard mitigation measures, as set out in Sections 2.14 to 2.17, will be incorporated into the proposed development and a high level of confidence can be placed in the mitigation measures proposed. |

4 CONCLUSION

- 4.1 The screening assessment has considered whether the proposed development of up to 95 residential dwellings, landscaping, access and associated infrastructure on undeveloped land at Wooddale Lane, Duckmoor, Billingshurst, is likely to give rise to significant effects on the environment.
- 4.2 The proposed development falls within Schedule 2, 10 (b) of the EIA Regulations, as an urban development project. The site is not located within a sensitive area as defined by the EIA Regulations but it falls above the screening thresholds at more than 5 hectares in area. The proposed development would be in keeping with the current nature and scale of the surrounding development and would not result in significant effects. As a previously undeveloped site, complex or significant contamination is not considered to be likely.
- 4.3 With regard to the indicative criteria and thresholds identified in the PPG (set out in Table 2 above) the proposed development, when considered cumulatively with the schemes identified in Table 1, would not exceed the 1,000 residential dwellings threshold. The land immediately to the west of the site has planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. The vehicular access into the proposed development will be from a proposed road within Parcel H7 (reserved matters planning permission ref: DC/18/2509) of the development to the west of the site. However, the proposed development does not comprise part of the wider masterplan for the adjacent site. Therefore, the proposed development comprises a discrete project, and would not be out of context, character or of a dissimilar scale with adjacent existing and proposed development.
- 4.4 The screening assessment has identified that significant effects on the environment are not considered likely either alone or in combination with other development. The proposals would be of a sufficiently limited 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.
- 4.5 The design of the proposed development is being informed by the following, all of which will be submitted with the planning application:
- Phase 1 Habitat Survey;
 - FRA and Drainage Strategy;

- Land Contamination Assessment;
- Landscape and Visual Impact Assessment and Landscape Management Strategy;
- Air Quality Assessment;
- Transport Assessment and Travel Plan;
- Tree Survey and Arboricultural Report;
- Archaeology and Heritage Report; and
- Sustainability/ Energy Report.

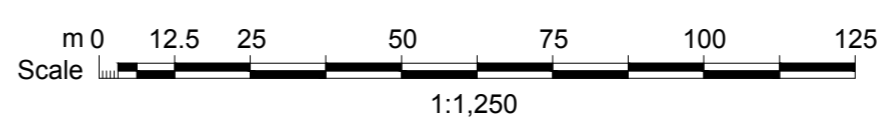
APPENDIX A

SITE LOCATION PLAN

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1 Site Plan Scale: 1:1250



| REV | DATE | DRAWN/CHECKED | DESCRIPTION |
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| FOR INFORMATION | | | |
| PROJECT | | | |
| RE1741 Duckmoor, Billingshurst | | | |
| DRAWING | | | |
| Site Plan | | | |
| DATE | DRAWN/CHECKED | SCALE @ A1 | DRAWING NO. |
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