

## Horsham District Council Screening Assessment

**Applicant Reference:** EIA/21/0004

**Development Proposal:** Proposed demolition of 1,530sqm outbuildings and the erection of approximately 170 dwellings, at Land north east of Glebeland Pulborough West Sussex

<b>EIA Regulations</b>	
Is the proposed development listed in Schedule 1?	<b>No</b>
Is the proposed development listed in Schedule 2? (Note 'wide of scope, broad of purpose' legal judgement)	<b>Yes</b> – The proposal exceeds thresholds of Category 10(b) projects in Column 1 of Schedule 2 of the Regulations. The proposal includes: <input type="checkbox"/> More than 150 dwellings (350 proposed); <input type="checkbox"/> The overall area of development exceeds 5 hectares (total development area is 14Ha). 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 in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled monuments, AONB, SPA or SAC)	<b>No</b>

### **Schedule 3 – Selection Criteria for Screening Schedule 2 Development**

<b>1. Characteristics of Development</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance</b>
<b>a) Size of development (e.g. site area, scale)</b>	The site (18.95 ha) comprises land associated with land at New Place Farm Nursery a commercial nursey located immediately north of the site. The site has a proposed developable area of approximately 5ha with 12 ha multi-functional green space and naturalistic open space across the site, along with existing and proposed vegetation and attenuation areas. The site is located north of Glebelands and Drovers Lane, Pulborough a residential estate road that runs from the A283 Lower Street to the south, vehicle and pedestrian access to the site is proposed from Drovers Lane via Glebelands. Other link roads off of Glebelands include Spinney North and The Spinney which provide access towards the A29 London Road. There is a playing public playing field to the south of the site and to the south west is an allotment and St Mary's Primary school circa 200m from the site. The site comprises an area of grassland, hardstanding area, planting beds (comprising compressed soil with crushed hard core) structures and planting frames as well as	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.  Further details required with

	<p>some mature boundary planting and hedgerows. The western boundary is defined by New Place Manor and related buildings. The topography of the site is such that the northern part of the site sits higher than some parts of the nearby village with ground levels rising from the south to the north. The land plateaus at the highest point and is a similar height to the northern part of the village leading to Codmore Hill. There is a supermarket and housing at the higher point although they are screened by dense mature trees adjacent to the northern boundary. As a result of the dense tree screening the site is more closely related to the existing village to the south. The site is located entirely within Flood Zone 1 and is considered to be low sensitivity however a Flood Risk Assessment is required as the site is over 1.0ha</p> <p>Two existing houses on the site will be retained and incorporated into the development within the proposed layout. The applicants advise that the proposed scheme will sensitively respond to the buildings remaining in situ with sufficient distance to ensure amenity of existing and new properties is protected.</p> <p>The site is identified as an emerging site within the Pulborough Parish Neighbourhood Plan for approximately 170 dwellings [Policy 2]. The Pulborough Parish Plan is at referendum stage having been subject to Independent Examination on the 28 July 2021. The site is identified within the draft Horsham District Local Plan for 170 dwellings [Strategic Policy HA15].</p>	<p>application:</p> <p>Landscape and Visual Impact Assessment;  Preliminary Ecological Appraisal (PEA)  Flood Risk Assessment</p>
<p><b>b) accumulation with other existing or approved development</b></p>	<p>The cumulative impacts of the proposed development on this site should consider the effects of both construction and operational phases of the development which together may have a greater impact than those considered separately for each development. The applicants advise that they have considered such impacts in their proposals and that with the implementation of standard best practice mitigation measures significant cumulative effects of potential related and combined impacts are considered to be unlikely during either the construction or operational phases of the development. Supporting evidence will need to be submitted with the development proposals and provide a thorough assessment of the likely impacts and mitigation measures that would be proposed to overcome any potential adverse or appreciable impacts on visual or private amenities.</p> <p>The site is located to the north /north east of the Built up Area Boundary of Pulborough. . It is therefore located within the countryside but close to a defined settlement. Beyond Pulborough Village the surrounding area is of a rural character with sporadic residential development accessed by public rights of way intersecting</p>	

	<p>the site There are two rights of way ROW 2330 (bridleway) that runs east / west and ROW 2332 (footpath) that runs north / south through the site. It is advised that there are other developments approved in the area, the location of these should be shown on a plan for completeness. An interrogation of the Councils own planning records indicate solar farms in Ashington and Partridge Green but these are considered to be sufficiently separated so as not to be considered as cumulative development.</p> <p>Two committed schemes have been identified within 5km of the site including DC/19/2015 Outline planning application for the erection of up to 62 residential units and the creation of a new vehicle access, all matters reserved except for access – Land North of Downsvie Avenue Storrington RH20 4 LU ; and DC/15/1804 Erection of 97 dwellings with associated infrastructure and open space – land North of Highfield Stane Street Codmore Hill West Sussex.</p> <p>A Landscape and Visual Impact Assessment which considers cumulative impact must be with any forthcoming application.</p>	
<p><b>c) use of natural resources, in particular soil, water and biodiversity</b> (e.g. land, water, materials, energy – non-renewable or in short supply?)</p>	<p>The development will require the use of resources such as land, energy and water. 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>The applicants advise that the land is not designated as the best or most versatile agricultural land. From an interrogation of the Agricultural Land Classification map for the south east the land in this area is identified as being either good to moderate or poor.</p> <p>The applicants have advised that an ecological assessment of the site and surroundings has been carried out involving a desk top study, Phase 1 habitat survey and faunal surveys for Bats; Badgers; Dormouse; Reptiles; and Great Crested Newts undertaken during 2019 with update surveys in relation to habitats, Bats and Great Crested Newts currently being undertaken. Relevant up to date surveys and supporting information will need to be provided as part of any future application submission.</p> <p>A Sustainability/ Energy Statement has not been submitted at this stage. This should set out how the development will be in accordance with the energy hierarchy and limit water use. The level of resources used will depend on the energy and sustainable construction standards for the proposed use.</p> <p>The Council can require the applicant to include measures in the CEMP to minimise</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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:</p> <p>A Sustainability/ Energy Statement CEMP Ecological and Biodiversity Surveys</p>

	the consumption of natural resources.	
<b>d) the production of waste</b> (demolition, construction, operation and decommissioning?)	<p>Any construction waste should be reused and recycled where possible. Waste should be disposed of in line with HDC requirements and managed in accordance with all applicable legislation and in line with best practice.</p> <p>During the construction and operational phases measures should be put in place to reduce the amount of packaging sent to landfill. Waste contractors will need to visit the site to dispose of the waste; some of which could be recycled.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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:</p> <p>Site Waste Management Plan may be required</p>
<b>e) pollution and nuisances</b> (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning)	<p>It is advised by the applicants that the application will be supported by a full assessment of the proposal with regards to transport, ecology, drainage, energy, noise, air quality, contamination and sustainability.</p> <p>During construction phase there is potential for some noise, dust and vibration from both the construction of residential development on the site as well as from traffic, any impact will be local to the site area and its immediately locality. The nearest noise receptors are identified as being residential dwellings within the surrounding area, and principally the adjacent properties New Place Manor, Hurstdene, Westwinds, Conifers and residential streets immediately to the south (Drovers Lane and Glebelands) as well as St Marys Church of England Primary School is located within the surrounding area further south. Any impact will be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition), to ensure</p>	<p>No significance and/or residual environmental impacts anticipated in EIA terms</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</p> <p>Noise Report</p>

	<p>construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p> <p>Any new residential development would lead to some level of road traffic generation and may need to be considered against criteria set out in the Institute of Environmental Management and Assessments' (IEMA) 'Guidelines for the Environmental Assessment of Road Traffic'.</p> <p>Construction works are likely to generate a higher number of HGV's accessing the site from the surrounding network of roads during the delivery and removal of import materials. The applicants anticipate that the vehicle movements can be controlled through a routing agreement with restrictions imposed over timings. The effects on private and visual amenities within the locality are considered to be temporary and significant environmental effects are not considered to be likely.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction and use of the highways improvements once completed.</p> <p>There would also be emissions resulting in air quality considerations that are associated with the operational phase of the proposed development. As the development is residential in nature, emissions would mainly be associated with the number of vehicles travelling to and from the site as a result of the future residents that will occupy the 170 dwellings on the site. The number of traffic movements is currently unknown. The Council would expect the applicant to support any future planning application with a comprehensive Transport Assessment and Travel Plan to demonstrate what the impact will be, and any mitigation measures that will be necessary to reduce impact.</p> <p>No noise report has been submitted therefore potential impacts are unknown at this stage but could potentially be managed via imposition of appropriate conditions should it be considered necessary.</p> <p>The applicants advise that a lighting assessment has been carried out and a minor overall impact has been advised. A Lighting Impact Assessment is required as part of any future planning application to be submitted.</p> <p>The site is located entirely within Flood Zone 1; meaning there is a low probability of river flooding. The effects in relation to surface water and hydrology are expected</p>	<p>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 Drainage Strategy Lighting Assessment and Strategy</p>
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	to be assessed in full in supporting material submitted with a future planning application (including a Surface Water Drainage Strategy, Foul Drainage Scheme, and Flood Risk Assessment (FRA)). With a suitable drainage strategy and SuDS features (including water attenuation facilities) the resultant effects can be managed appropriately, and are unlikely to be significant.	
f) <b>the risk of major accidents and/or disasters</b> (including those caused by climate change)	<p>It is not considered that the site is within an area where natural disasters are likely to occur including those arising from climate change. However, the proposed development which is within Flood Zone 1 (low risk area) would increase the level of impermeable areas on the site which without mitigation measures would result in an increase of surface water flooding. The scheme should adopt sustainable drainage techniques to mitigate against such concerns. A Drainage Strategy should be submitted with any future planning application.</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. The applicants advise that the proposed development will be designed in accordance with recognised and accepted best practice in terms of highway design, specification of drainage and current building regulations, to further reduce the susceptibility of and the site to major accidents / or disasters.</p> <p>During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination are assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted. An Environmental Risk Assessment is required as part of any future application to be submitted. All such measures would form part of the CEMP. 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>No significant and/or residual environmental impacts anticipated in EIA terms</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</p> <p>Drainage Strategy Environmental Risk Assessments Phase 1 (desktop study) Phase 2 (Intrusive Investigation) contaminated land reports CEMP</p>
g) <b>The risks to human health</b> (e.g. due to water contamination or air pollution)	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 anticipate drainage Strategy</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts.</p>

	<p>The applicants have advised that a Transport Assessment detailing Personal Injury Accident (PIA) data over the last five year period to identify any causations which might increase safety risks will be submitted with any future application.</p>	<p>Arising from the development.</p> <p>Further details required with application</p> <p>Drainage Strategy Transport Assessment CEMP</p>
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<b>2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance</b>
<p>a) the existing land use</p>	<p>The site is currently used as an existing commercial nursery with associated land. The site is identified as an allocated site within the countryside. Within the merging Pulborough Neighbourhood Plan and the Draft Local Development Plan.</p>	<p>No significance and/or residual environmental impacts anticipated in EIA terms</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</p> <p>Preliminary Ecological Appraisal (PEA)</p> <p>Landscape and Visual Appraisal</p>
<p>b) the relative abundance, quality and regenerative capacity of natural resources in the area (common land use? Quality of land /</p>	<p>The site is agricultural land (mix of Grades 3 and 4 classification - Natural England Regional Agricultural Land Classification Maps). The nature of the development would have a long term impact as a result of the permanent and</p>	<p>No significance and/or residual environmental impacts anticipated in</p>

<p>designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)</p>	<p>irreversible loss of land associated with the existing nursery. The site is however identified within the Draft Pulborough Neighbourhood Plan, whilst not a made plan, the direction of travel regarding the future use of the site for residential purposes has been identified. It is advised that a Preliminary Ecological Survey has been carried out by the applicants (Phase 1 Habitat survey and faunal surveys for bats, badger and dormouse, reptiles and Great Crested Newts (2019) with update surveys in relation to habitats, bats and Great Crested Newts currently being undertaken. Details should be submitted as part of any future planning application.</p>	<p>EIA terms Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>
<p>c) the absorption capacity of the natural environment, paying particular attention to</p>		<p>Further information required with application  Preliminary Ecological Appraisal (PEA)</p>
<p>i) wetlands (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>The Environment Agency's Flood Map for Planning indicates that the majority of the Site is Flood Zone 1 which indicates a low probability (less than 0.1%) of flooding. There would be an increase in hard standing areas arising from the road and pedestrian networks and parking areas required to facilitate the development , .</p> <p>If an EIA is not required any subsequent planning application should include a surface water drainage strategy and a site specific FRA to ensure that any negative impacts are reduced.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development: Further information required with application:</p> <p>Surface water drainage strategy Site specific FRA</p>
<p>ii) coastal zones (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>An area of protected trees is located to the south but outside of the boundary of the site (Rural District Council of Chanctonbury Lower street Pulborough TPO 1969) confirmed 6 May 1969) is identified. There are no TPO trees or Ancient woodland within the site boundaries.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p> <p>Further information</p>



		<p>required with application</p> <p>Tree Survey Tree Protection Plan</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>There are no designated nature reserves or parks adjoining the site and the site is not located within an environmentally sensitive area as defined by the EIA Regulations. However, from the information provided the South Downs National Park is approximately 478 metres to the south, and 1.47km to the west. The nearest statutory designated area is Marehill Quarry SSSI approx. 600m to the south east (geological interest) Pulborough Brooks SSSI, also subject to European designation as part of the Arun Valley Special Area of Conservation (SAC) and Special Protection Area (SPA) is located approx..870m to the south. The nearest part of the SSSI/SAC/ SPA is managed as a nature reserve, with management of water drainage to maintain water quality. It is advised by the applicants that they consider there to be no significant anticipated effects on the SSSI/SAC/SPA.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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:</p> <p>Preliminary Ecological Appraisal (PEA) Lighting Assessment and Strategy Landscape and Visual Appraisal</p>
<p>v) areas classified or protected under Member States' legislation; areas designated by Member states pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that could be affected?)</p>	<p>The application site does not constitute a 'sensitive area' as defined by the EIA Regulations.</p> <p>The nearest statutory designated area is Marehill Quarry SSSI approx. 600m to the south east (geological interest) Pulborough Brooks SSSI, also subject to European designation as part of the Arun Valley Special Area of Conservation (SAC) and Special Protection Area (SPA) is located approx..870m to the south, however development in this location is not considered to adversely impact these sites.</p> <p>The site is located outside of any identified Bat Sustenance Zone however the MENS SSSI and SAC designated for its woodland habitats and populations of Barbastelle is located 3.6km to the north west of the site. It is advised that small</p>	<p>No significant and/or residual environmental impacts anticipated in EIA</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</p>

	<p>numbers of this species have been recorded within the site key habitat features are advised to be retained within the site layout along with a sensitive lighting scheme. Details should be submitted as part of any future planning application.</p>	<p>terms</p> <p>Preliminary Ecological Appraisal (PEA)</p> <p>Lighting Assessment and Strategy</p>
<p>vi) areas in which the environmental quality standards laid down in Community legislation have already been exceeded (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>There are no areas of the site where quality standards such as AQMA's have been exceeded.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The proposal would generate employment within the construction industry and would boost the local economy. However the impact is unlikely to be significant.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>The site is not designated as being of particular landscape importance in that it is not designated AONB or National Park. However the site is located close to the South Downs National Park, approximately 478 metres to the south, and 1.47km to the west.</p> <p>The site is also not within in a Scheduled Ancient Monument Designation</p> <p>It is advised that views from the elevated land to the west are shielded by intervening tree screening, and that there would be no recognisable views from the South Downs National park albeit that the proposed development would be visible form areas to the south of Pulborough. There is a developed ridge to the south and a wooded ridge to the north as well as trees and development within the wider landscape which enclose the site to significant views other than from the local area. Landscape and Visual Impact Assessments and a Zone of Theoretical Visibility Assessment (ZTV) would be required as part of any future application to assess sensitive views from the South Downs National Park and any nearby PROW's.</p> <p>Visual impacts arising will require mitigation and measures should be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms.</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 condition could suitably mitigate the extent of development proposed.</p> <p>Further information required with application:</p> <p>Landscape and Visual Impact Assessment;</p>

	<p>There are no designated heritage assets within the site boundaries itself however, to the west of the site boundary there are a number of designated heritage assets including the Grade II* New Place Manor (LB1027340) and its associated Grade II listed archway and garden wall (LB1193653) to the south of New Place Manor.</p> <p>Within 1km there are two scheduled monuments (Grade I and further two Grade II* listed buildings and 54 further Grade II listed buildings mainly within Pulborough Conservation Area. Further supporting details should be submitted as part of any future planning application.</p> <p>The site falls partly within an archaeological notification area. The West Sussex Historic Environmental Record (WSHER) identifies three non-designated heritage assets within the site, including a Roman building (MWS18583) a circular feature visible on an aerial photograph (MWS2740) and New Place Farmstead (MWS12577). It is advised that a Geophysical survey has been undertaken within the site but has not been submitted with this EIA Screening request. It is advised that evidence from this indicates moderate potential for both prehistoric and Roman activity within the site which if present would be of local importance. Further details should be submitted with any future application and should include appropriate mitigation measures to address any identified harm.</p> <p>The SDNP will be consulted on any future application submitted. Any visual impacts on the National Park and its setting should be considered as the site may be visible from PROW within the National Park and possible key landmarks. Any assessment of the visual impacts of the proposed development should provide a ZTV. It is advised that the applicant may find it helpful to reference the Viewshed Analysis evidence available on the SDNPA website. <a href="https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/viewshed-analysis/">https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan-evidence-base/evidence-and-supporting-documents/viewshed-analysis/</a></p>	<p>ZTV assessments from relevant viewpoints along the South Downs Way; Arboricultural Survey &amp; Report Planting Plan Biodiversity Net Gain measures Heritage Statement Archaeology Statement</p>
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3. Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	Description	Significance
a) the magnitude and spatial extent of the impact (geographical area and size of the	The site (18.95 ha) comprises land associated with land at New Place Farm Nursery a commercial nursey located immediately north of the site.	No significant and/or residual environmental

<p>affected population)</p>	<p>The site has a proposed developable area of approximately 5ha with 12 ha multi-functional green space and naturalistic open space across the site, along with existing and proposed vegetation and attenuation areas.</p> <p>The site is located north of Glebelands and Drovers Lane, Pulborough a residential estate road that runs from the A283 Lower Street to the south, vehicle and pedestrian access to the site is proposed from Drovers Lane via Glebelands. Other link roads off of Glebelands include Spinney North and The Spinney which provide access towards the A29 London Road. Beyond the built up area is countryside.</p> <p>The population that would be impacted by the development are primarily residents located adjacent to the site during the construction phase and as part of the operational development.</p> <p>It is advised by the applicants that a Construction Transport Management Plan and a Landscape Visual Assessment is to be submitted with any application put forward. This will be considered against adopted planning policies within the HDPF and the NPPF.</p>	<p>impacts anticipated in EIA terms</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.</p> <p>Further information required with application:</p> <p>Transport Assessment Travel Plan Landscape and Visual Impact Assessment; ZTV assessments; Glint and Glare Assessments from relevant viewpoints along the South Downs Way Air &amp; Dust Pollution Assessment</p>
<p>b) the nature of the impact</p>	<p>The main impacts are on the landscape (given the rural nature of the site), ecology and biodiversity, and archaeology, as well as potential impacts from lighting, noise and traffic generation (construction and operational development) and possible impacts to heritage assets. In terms of visual amenity, there are currently locations where the likely visual impact can be assessed. Possible negative biodiversity impacts arising given the potential for bats although the site lies outside of any identified Bat Sustenance Zones. Some positive biodiversity impacts and landscape enhancements may arise as a result of the proposed development.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the</p>

		<p>development, however at this stage it is not clear whether such conditions could suitably mitigate the extent of development proposed.</p> <p>Further information required with application</p> <p>Preliminary Ecological Appraisal (PEA)</p> <p>Landscape and Visual Impact Assessment; ZTV assessments; Glint and Glare Assessments from relevant viewpoints along the South Downs Way; Air &amp; Dust Pollution Assessment</p>
<p>c) the transfrontier nature of the impact (any international impacts?)</p>	<p>The effects of the scheme would be local, therefore there will be no transfrontier impacts</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p>
<p>d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)</p>	<p>The impact of the development arises from the potential for 170 new dwellings on the site would most likely be felt by the immediate neighbours, surrounding development and occupiers. However given the close proximity of the adjacent settlement and Built up Area Boundary, the effects of the potential development are likely to be experienced within this residential context and as such would not be considered unusual, subject to a thorough assessment of all relevant supporting information. It is considered that the scale and location of the development may result in landscape visual impact and impact on protected species within the surrounding habitats. Further work is necessary to ascertain the significance of this impact, however it is</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>

	<p>anticipated this could be managed through usual application process and the provision of appropriate mitigation and conditions. There is also likely to be some impact in terms of additional traffic generation. Further details regarding the anticipated traffic movements and numbers to and from the site each day / week will be required to assess this impact.</p> <p>Impacts on landscape could be managed through the provision of appropriate mitigation.</p>	<p>Further information required with application:</p> <p>Preliminary Ecological Appraisal (PEA) Transport Assessment Landscape and Visual Impact Assessment; Arboricultural Survey &amp; Report and Planting Plan</p>
<p>e) the probability of the impact (e.g. overall probability of impacts identified above)</p>	<p>The probability of the above impacts identified above is high (i.e. impact on landscape character etc), and the anticipated effects of the proposed development can be clearly established with reasonable confidence. Mitigation measures at planning application stage can be used to appropriately manage impacts arising from the development (plus any cumulative impact that may arise).</p> <p>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> <p>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>Some degree of landscape impacts are likely to arise from the proposed development however, such potential impacts and their probability would likely be mitigated through appropriate planning conditions and obligations.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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.</p> <p>Further information required with application:</p> <p>Transport Assessment Landscape and Visual Impact Assessment; Arboricultural Survey &amp; Report and Planting Plan Air &amp; Dust Pollution Assessment Noise and vibration</p>

		Assessment.
<p>f) the duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)</p>	<p>Construction effects would be temporary and short term in duration, and the operational effects would be permanent and long term. Development is 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 be continuous and irreversible.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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.</p> <p>Further information required with application:</p> <p>Noise Report  Construction Management Plan  Transport Assessment  Landscape and Visual Impact Assessment;  Arboricultural Survey &amp; Report and Planting Plan  Preliminary Ecological Appraisal (PEA)  Air &amp; Dust Pollution Assessment  Noise and vibration Assessment</p>
<p>g) the accumulation of the impact with the impact of other existing and/or approved development</p>	<p>The cumulative highway effects of the proposed development alongside activities relating to the existing and nearby residential is yet to be completed, but could be considered as part of any future Transport</p>	<p>No significant and/or residual environmental impacts anticipated in</p>

	<p>Assessment along with the cumulative impacts of committed schemes nearby. The construction phase may result in temporary construction impacts that could be managed through a CEMP. The operational development is unlikely to result in significant effects.</p>	<p>EIA terms</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.</p> <p>Further information required with application:</p> <p>Transport Assessment ZTV assessments; Glint and Glare Assessments from relevant viewpoints along the South Downs Way;</p>
<p>h) the possibility of effectively reducing the impact</p>	<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 assessments and statements will be submitted with the planning application to ensure the provision of appropriate controls and mitigation on site.</p> <p>A Legal agreement and / or conditions can be entered into to ensure that the potential development is suitably controlled and any identified adverse impacts mitigated by appropriate conditions and legal agreements as considered necessary.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms</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</p>



		<p>the extent of development proposed.</p> <p>Further information required with application:</p> <p>Construction Management Plan</p>
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Results of any relevant EU environmental assessment that is reasonably available	None applicable	
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### Conclusion

<b>EIA Required?</b>	<b>No</b>
<b>Statement of reasons</b>	<p>The proposal development involves the redevelopment of 18.95 ha and comprises land associated with land at New Place Farm Nursery a commercial nursey located immediately north of the site. The site has a proposed developable area of approximately 5ha with 12 ha multi-functional green space and naturalistic open space across the site, along with existing and proposed vegetation and attenuation areas. Whilst the thresholds outlined in Schedule 2 of the EIA regs. (2017) for overall site area and dwelling numbers is exceeded by the proposal, the environmental effects of the proposed development as a whole are not considered to be significant enough to have a detrimental effect on the environment, even when considered in combination with existing and approved development in the locality.</p> <p>There is likely to be some negative landscape and traffic impacts arising from the impact of the development on the countryside surrounding the development site arising from the introduction of new dwellings on this allocated site within the Draft Pulborough Neighbourhood Plan. However, with appropriate mitigation secured through planning conditions and/or a legal agreement where necessary, these impacts are considered to not be significant. In addition, it is acknowledge that an additional 170 dwellings on this site, in combination with the surrounding committed cumulative development, is likely to result in an increase in vehicle trips (therefore an impact on highways capacity). The full extent of this impact is not yet known, but it is considered that it could be fully assessed at application stage, and any additional mitigation could be secured at application stage if considered necessary.</p> <p>There may be some impact on other areas such as ecology, archaeology and heritage however these can be suitably</p>

	<p>mitigated and would not likely be significant., however further information is required in terms of these aspects to fully appreciate the impact of the proposed development but this is not considered to be significant enough to trigger an EIA.</p> <p>The screening assessment for this proposal has identified that the vast majority of impacts on the environment could be similarly 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. 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	AW – 20/09/2021