

Horsham District Council Screening Assessment

Ref: EIA/26/0002

Site: Ewhurst Manor, Brighton Road, Shermanbury, Horsham, West Sussex, RH13 8HG

Development Proposal: Screening Opinion in Relation to the installation and operation of a ground mounted solar farm with all associated works, equipment and infrastructure

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes – Item 3a (Industrial installations for the production of electricity, steam and hot water (unless included in Schedule 1));
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, National Landscapes, SPA or SAC)	No <ul style="list-style-type: none"> - Scheduled Ancient Monument (Moated site at Ewhurst Manor) located ~200m to the south. - South Downs National Park located 5.4 km to the south. - High Weald National Landscape ~4.7km to the north.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

1. Characteristics of Development	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance (direct and indirect)
a) Size and design of development (e.g. site area, scale)	<p>The application is for the siting of a ground-mounted solar farm (circa 16.5MW) which would extend over approximately 20.84 ha within 6 agricultural field parcels of varying scales.</p> <p>This site is located within J3 Cowfold and Shermanbury Farmlands of the Horsham Landscape Character Assessment.</p> <p>The landform is lowest towards the centre of the site, with nearby residential properties to the west screened by substantial tree cover. Cowfold Stream lies to the east, and several ponds of varying sizes surround the site, including a large fishpond southeast of the boundary, a small pond 5 m from one parcel, and additional ponds and a reservoir near Brighton Road.</p>	<p>No significant and/or residual environmental impacts anticipated in EIA terms. Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.</p> <p>Further details required with application:</p> <ul style="list-style-type: none"> - Landscape and Visual Impact Assessment, Preliminary Ecological

	<p>The land is classified as primarily as Grade 3 (good to moderate) and was areas of Grade 4 (poor). The existing field boundaries made up of mature hedgerow including mature trees / woodland.</p> <p>The site lies to the east of Shermanbury, approximately 1km east of Partridge Green built-up area boundary and approximately 2.2km north of the Henfield built up area boundary.</p> <p>The site is not subject to any landscape or ecological designations. According to the Environment Agency (EA) Flood Map for Planning the Site is located entirely within Flood Zone 1. The EA Flood Map identifies sporadic areas of land identified at risk of surface water flooding. This would be primarily along field boundaries and outside of red line areas identified, however, internal access roads would be impacted.</p> <p>The site is not within a Conservation Area, however, a number of listed buildings and a Scheduled Monument are located to the south east:</p> <ul style="list-style-type: none"> • Moated site at Ewhurst Manor (Scheduled Monument) • THE GATEWAY AND PORTERS LODGE TO THE NORTH WEST OF EWHURST MANOR (Grade I) • EWHURST MANOR (Grade II) <p>The site is also within the setting of a number of additional listed buildings within Shermanbury and Middle Lodge to the south east.</p> <p>An area of woodland to the north of the site is designated as Ancient Woodland.</p> <p>Public Rights of way 2377 and 2378 intersect the site parcels / pass in close proximity.</p> <p>In addition to the panels, the site area would include associated infrastructure, including a Substation, MV stations, a Weather Station / Control Room, Storage, 2.0m high stock-proof fence around each field / block of panels, parking and an internal road network. New planting would be provided.</p>	<p>Appraisal (PEA)</p> <ul style="list-style-type: none"> - Heritage Assessment - Arboricultural Impact Assessment - Flood Risk Assessment - Clarification on the exact land quality and designation and distinction between Grade 3a and 3b. <p>Landscape assessment would need to consider any potential cumulative impact.</p>
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	<p>Site access is indicated to be onto Brighton Road from to the south east of the site, the final arrangement of this remains unclear</p>	
<p>b) cumulation with other existing or approved development</p>	<p>2 existing / permitted, large scale / commercial solar arrays are located within proximity to the site:</p> <p>DC/13/2381 ~ 7.6MW solar array (~4km) DC/13/2310 ~ 10MW solar array (~4km)</p> <p>Further major planning applications subject to recent or current consideration include major residential developments:</p> <p>Partridge Green (C1.5km west) 120 dwellings - Land North of Shermanbury Road (DC/24/0428) 55 dwellings - Land North of The Rise (DC/22/0301) 81 dwellings - Land North Of The Rosary (DC/23/2279) 101 dwellings - Land West of Bines Road (DC/25/1922)</p> <p>Henfield (C2km south) 191 dwellings - Land East of Charlwood Drive (at appeal) 29 dwellings - Land To The South of Furners Lane (DC/24/1538) 25 dwellings - Land east of Wantley Hill 30 dwellings - Land West of Backsettown 72 bed care home - Sandgate Nursery (DC/23/0189)</p>	
<p>c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>The construction process will require the use of resources such as energy, building materials, land and water. Once operational the development will also require the use of resources such as energy and water.</p> <p>The proposal would make sure of sunlight as a renewable resource to generate electricity rather than fossil fuels. The operational phase of the proposed development would generate renewable energy to an envisioned amount of some 16.5MW a year, for a 40-year lifespan.</p> <p>The land is classified as primarily as Grade 3 (good to moderate) and was areas of Grade 4 (poor). For the purposes of the ALC designation, Grade 3</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>clarification on the exact land quality and designation and distinction between Grade 3a and 3b.</p>

	<p>land is not split into 3a (good) and 3b (moderate), and it is acknowledged that the submission does not assess the land quality in any greater detail. Therefore, it is anticipated that further assessment will be required as part an application to provide further clarification on the exact land quality and designation and distinction between Grade 3a and 3b.</p> <p>The proposals seeks to operate over 40 years, and would not sterilise the land, which would be restored following termination of operation of development. Land contamination remediation measures will be required as part of an application. These details could be approved as part of an application and conditioned to be implemented accordingly to ensure the amenity of future residents and would be necessary to meet the requirements of the Environmental Protection Act 1990.</p> <p>The proposal is not considered to result in a significant demand for water.</p>	
<p>d) the production of waste (demolition, construction, operation and decommissioning?)</p>	<p>The site is on green field land and there are no built structures requiring demolition. As with nearly all construction, the proposed development will result in waste materials from the preparation and undertaking of works. Additional waste would be generated on decommissioning / end of life. The applicant will be encouraged to ensure that construction waste is reused and recycled where possible.</p> <p>Construction waste should be managed in accordance with all applicable legislation and disposed of in line with best practice. Operational waste should be disposed of in line with HDC requirements and managed in accordance with all applicable legislation.</p>	<p>Not significant and/or residual environmental impacts anticipated Further details required within application: Site Waste Management Plan may be required</p>
<p>e) pollution and nuisances (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning)</p>	<p>During the construction phase there is potential for effects to arise from building works, in terms of noise and vibration, traffic disturbance and any dust from site preparation/ground works. Any impact will be local to the site area and its immediately locality. Any impact will be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition).</p> <p>The site is of scale for construction works to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the</p>	<p>No significant and/or residual environmental impacts anticipated.</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development.</p> <p>Further details required with application - Noise Report Transport</p>

	<p>proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. There may be some minor adverse impacts on habitat within the scheme, which will be minimised through sensitive masterplanning.</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>A CEMP, to be agreed with HDC and secured through a suitable planning condition, will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The land uses proposed are not highly contaminative.</p> <p>There will be a consistent level of noise generated during the operational phase of the development from the associated transformers and inverter. A Noise Impact Assessment should be provided within any formal application.</p> <p>There is the potential for glint and glare from proposed panels.</p>	<p>Assessment Environmental Risk Assessments</p> <ul style="list-style-type: none"> - Phase 1 (desktop study) - Phase 2 (Intrusive Investigation) contaminated land reports - Construction Management Plan - Air and dust pollution Assessment - Noise Impact Assessment - A glint and glare study may also be required. - Highways Assessment
<p>f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge</p>	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of the development. The development would adhere to highway safety standards.</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 were assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted.</p> <p>The site falls outside of Gatwick Airport Notification Areas for Solar Panels.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>g) The risks to human health (eg due to water contamination or air pollution)</p>	<p>Any associated risks to human health arising from the proposal would be dealt with through the supporting planning application material ensuring that</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

	<p>appropriate mitigation is included within the proposed development.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP can be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.</p>	<p>Site Waste Management Plan may be required</p>
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2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
a) the existing and approved land use	<p>The principal land use will change from undeveloped agricultural land (classified as primarily as Grade 3 (good to moderate) and was areas of Grade 4 (poor) to land used for solar energy generation.</p> <p>The development would include the siting of Solar Panels, associated infrastructure, internal roads, fencing and parking.</p> <p>Construction traffic, noise and dust effects from the development would also be likely but through the implementation of mitigation measures included within the CEMP, these would be temporary and would not be expected to be significant.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p> <p>Further information required:</p>
b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land /	<p>The proposal would result in the temporary (40 year) loss of undeveloped agricultural land (classified as primarily as Grade 3 (good to moderate). The land would be return to agricultural use post</p>	

<p>designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)</p>	<p>development.</p> <p>An area of woodland to the north of the site is designated as Ancient Woodland with woodland between field parcels and TPO trees to the south of the site. It is noted these fall outside of proposed site boundaries. It would be expected that a comprehensive Tree Survey and Arboricultural Report would be submitted with a future planning application.</p>	<ul style="list-style-type: none"> - Full Ecological assessment, including impact to protected species
<p>c) the absorption capacity of the natural environment.</p>	<p>A landscape strategy informed by a LVA would also be required to be submitted with a planning application.</p> <p>The site falls within a West Sussex Minerals Safeguarding are for Brick Clay (Weald Formation). It is noted that the proposal would be temporary 40 Years, and would not sterilise the land .</p> <p>No additional land or important, high quality or scarce resources will be affected.</p>	<ul style="list-style-type: none"> - Clarification on the exact land quality and designation and distinction between Grade 3a and 3b. - Landscape Visual Impact Assessment - Feasibility of Mineral extraction as per WSCC Waste Plan Polic M9
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>Environment Agency (EA) Flood Map for Planning the Site is located entirely within Flood Zone 1. The EA Flood Map identifies sporadic areas of land identified at risk of surface water flooding. This would be primarily along field boundaries and outside of red line areas identified, however, internal access roads would be impacted. Given the sites scale a site specific FRA would be submitted as part of any planning application.</p> <p>The Proposed Development is also within the Sussex North Water Resource Zone, with potential impacts to Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site, south west of the development site. The impacts on this area would be assessed through an Appropriate Assessment as required by the Habitat Regulations.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <ul style="list-style-type: none"> - Site Specific Flood Risk Assessment

ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/a	None
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	<p>An area of woodland to the north of the site is designated as Ancient Woodland with additional bands of woodland between field parcels. Trees along the southern parcel boundary are additionally covered by a TPO.</p> <p>The proposal does not indicate any trees would require removal.</p> <p>A Tree Survey and Arboricultural Report would be expected to be submitted with a future planning application. In addition, the proposed development is likely to include areas of new landscape planting. A landscape strategy can be submitted with a future planning application.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p> <p>A Tree Survey and Arboricultural Report would be expected to be submitted with a future planning application.</p>
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	<p>The site is not located within the South Downs National Park or High Weald National Landscape.</p> <ul style="list-style-type: none"> - South Downs National Park located 5.4 km to the south. - High Weald National Landscape ~4.7km to the north. <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.</p> <p>It is not considered that there would be any significant environmental effects on designated nature sites.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
v) European sites and other areas classified or protected under national legislation (this therefore includes areas designated pursuant to Directive 79/409/EEC)	<p>The application site does not constitute a 'sensitive area' as defined by the EIA Regulations.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

<p>(conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna and SSSI's) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that could be affected?)</p>	<p>The site is located outside any designated Bat Sustenance Zones. A Phase 1 Habitat Survey should be submitted with the planning application. Best practice ecological mitigation measures can be implemented to include using tree protection during construction and undertaking scrub/vegetation removal outside of the bird breeding season to avoid the potential for damaging bird nests.</p> <p>Species surveys for other protected species including Dormice, Badgers, Breeding Birds, Reptiles, and Hedgehogs will also be required and relevant mitigation is expected to be proposed to ensure the development will avoid significant impact on protected or priority species.</p> <p>In relation to Great Crested Newts, the site straddles red, amber, green and white zones indicated high and good suitability for GCN habitat (District licensing Scheme)</p> <p>The site falls within the impact risk zone for Horton Clay Pit SSSI, which is located 6.4km south of the site.</p>	<p>The proposal will require separate consultation with NatureSpace in relation to Great Crested Newts</p>
<p>vi) areas in which there has already been a failure to meet environmental quality standards laid down in Union legislation or in which it is considered that there is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>As part of an application, ecological reports including a Preliminary Ecological Appraisal will need to be undertaken. Depending on the results of the surveys, the applicant may be required to provide appropriate mitigation and biodiversity enhancements will be provided on site.</p> <p>Under 2021 Environment Act, this proposal will also be required to provide at least 10% BNG.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The site is located in a rural area outside of a BUAB. The site is in close proximity to a number of dwellings within Shermanbury with the closest settlements being Henfield and Partridge Green .</p> <p>The proposal would likely be visible from neighbouring dwellings, however, given the nature of the proposal, it is unlikely to result in a significant change to the lifestyle or character of people living in the wider vicinity.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

<p>viii) landscapes of historical, cultural or archaeological significance.</p>	<p>The site is not within a Conservation Area, however, a number of listed buildings and a Scheduled Monument are located to the south east:</p> <ul style="list-style-type: none"> • Moated site at Ewhurst Manor (Scheduled Monument) • THE GATEWAY AND PORTERS LODGE TO THE NORTH WEST OF EWHURST MANOR (Grade I) • EWHURST MANOR (Grade II) <p>The site is also within the setting of a number of additional listed buildings within Shermanbury and Middle Lodge to the south east.</p> <p>The site does not fall within an Archaeological Site or Notification area, however, an Archaeological Notification area is located to the south around the Scheduled Monument) of Ewhurst Manor</p> <p>It is considered that a heritage statement that includes an assessment of the impact to the setting of the neighbouring listed buildings will be sufficient to determine if the proposed array will be harmful. The heritage statement should include an assessment of any non-designated heritage asset that may be impacted and a consideration of the potential to impact unrecorded archaeology or standing remains.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Heritage impacts would be assessed within a heritage statement.</p>
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3. Types and Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	Description	Significance
<p>a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)</p>	<p>The impacts would be primarily confined to the site and the land immediately adjacent including PRow SHE-2377 (as identified in Figure 8: Public Rights of Way of the Screening Request) which potential for significant effects as a result of the proposed ground mounted solar panels. Visibility from PRow SHE-2378 is reduced by intervening vegetation.</p> <p>While significant visual effects are likely, this is from one receptor which has the potential to be mitigated through screening given the intimate nature of the local landscape.</p> <p>Given the scale of the proposal visual and landscape impacts have the potential to impact over longer views including from the PRow.</p> <p>Residents adjacent to the site will be affected by the development during the construction phase.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions</p>
<p>b) the nature of the impact</p>	<p>Residents closest to the site will be affected by the development during the construction phase, however, adverse effects would be temporary and minimised through the implementation of a CEMP.</p> <p>Vehicle movements would similarly be primarily limited to construction.</p> <p>The development has the potential to lead to impacts on landscape character and visual amenity. These impacts would be assessed as part of an application with the benefit of an LVI.</p>	<p>Not significant and/or residual environmental impacts anticipated may be required to control and mitigate against any impacts arising from the development,</p> <p>Further information required with application:</p> <ul style="list-style-type: none"> - Transport Assessment - Travel Plan

		Landscape
c) the transboundary nature of the impact (any international impacts?)	The effects of the scheme would contribute to achieving net zero carbon emissions by 2050 and local climate targets by 2030 and 2050.	None
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The environmental impact of development of this site for a solar farm installation covering some 20.84 ha of land, is likely to be felt most acutely by those in the immediate surround including PROW users and residents of Shermanbury. The site subject to this assessment is likely to be seen in the context of its rural undeveloped surrounds.</p> <p>At this stage, an assessment of the impact is difficult to judge as the applicant has not provided a full suite of supporting information (i.e. LVIA etc),</p> <p>As a whole, given its location within a rural area, the development of this site for solar energy generation is likely to significantly change the wider environmental conditions, and as such, the proposal would need to be carefully considered in its landscape context. It is likely that the scale and location of the proposal would result in a high/ moderate landscape impact which would require appropriate mitigation.</p> <p>The specific impacts will be assessed in full at planning application stage, where any necessary mitigation can be sought.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>
e) the probability of the impact (e.g. overall probability of impacts identified above)	<p>Loss of greenfield land, associated landscape impacts and noise are highly probable in the event that development takes place.</p> <p>The construction impacts such as noise is likely but could be mitigated through the agreement of a Construction Environmental Management Plan. The hours of construction could also be limited to daytime hours.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>

<p>f) the expected onset, 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 limited to the envisaged 40 year lifespan of the installation, following which, the land can be reverted back to its former agricultural use.</p> <p>It is advised that a LEMP would be submitted with any application to demonstrate how the land would be managed throughout the operational phase of the development, in a way that would deliver significant biodiversity net gains. Given the proposed uses there could be regular noise impacts from the construction phase. Operational traffic impacts are likely to be relatively limited regular particularly when combined with neighbouring uses. Other impacts such as potential impacts on protected species in the surrounding habitats are unknown and still require further investigation.</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>
<p>g) the cumulation of the impact with the impact of other existing and/or approved development</p>	<p>The main consideration with regard to cumulative environmental impact of this development is on landscape impact.</p> <p>Whilst a full landscape assessment of the proposal would be required to fully assess landscape impacts and mitigation. This is unlikely to have a significant impact on the environment that would warrant the submission of a separate Environmental Statement</p> <p>There are no anticipated potential impacts that would arise from the combination of impacts in conjunction with development in the area.</p>	<p>Not significant and/or residual environmental impacts anticipated</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 studies and statements, Ecology Assessment and appropriate species surveys, are expected to be submitted with a future planning application to ensure the provision of appropriate mitigation on site. The Council will expect the applicant to ensure that measures to reduce the impact of the proposal on climate change, visual and landscape impacts, and ecology will be integrated into the proposals where possible.</p> <p>There is potential for the impact of this proposal to be reduced through a number of means. This includes environmental / construction controls</p>	<p>Not significant and/or residual environmental impacts anticipated</p> <p>Imposition of appropriate conditions may be required to control and mitigate against any impacts arising from the development:</p>

	during the construction phase, together with measures to control the hours of operation / lighting etc.	
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Results of any relevant EU environmental assessment that is reasonably available	Not applicable	Low
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Conclusion

EIA Required?	No
Statement of reasons	<p>Whilst the threshold outlined in Schedule 2 of the EIA regs. (2017) for overall site area is exceeded by the proposal (0.5ha); the environmental effects of the proposed development as a whole are not considered to be sufficiently significant to require an Environmental Statement (ES).</p> <p>The location of the site within a rural area is likely to have effects on the landscape character and visual amenity of the area, noting a number of PRoW through and close to the site and the proximity of residential dwellings and the proximity of heritage assets. The significance of this would be a matter for consideration at application stage whereby landscape effects would be assessed, and the suitability and effectiveness of proposed mitigation would be judged. The site is distant from the South Downs National Park and High Weald AONB such that no significant impacts are anticipated. It is not therefore thought that the scale and nature of the development of this site subject to this assessment would warrant a separate ES to be produced.</p> <p>The screening assessment for this proposal has identified that the impacts on the environment could be addressed with mitigation measures incorporated within the design of the proposed development, and that significant effects are not considered likely, either alone or in combination with other development. The proposals would be of a sufficiently manageable scale that effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.</p> <p>It is therefore considered that, whilst the development is Schedule 2 development, it has been demonstrated that the proposed development will be unlikely to cause significant environment effects, and in this case, EIA is not required.</p>
Date	Sam Whitehouse 18/02/2026