

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	DM/25/0251	Brief description of the project / development	Variation of condition 2 of planning application DM/23/3218 - to allow for design changes.
Appellant	Tim Rodway		
LPA	Mid Sussex District Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		12(e) exceeding 1 hectare in size	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		Yes	
If YES, which area?		AONB	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		area greater than 1 hectare	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?			
If yes, is the SO/SD positive?			
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

A Screening Criteria Question		B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Finding (Yes/No if the finding is significant)	
		Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant finding to the magnitude of the population size, complexity, frequency and possibility to occur? If the finding is significant, specific features envisaged to be affected have been, significant environmental	
5. NATURAL RESOURCES					
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?		Yes / No / N/A	Reasons The proposal includes situating the buildings on the land with no changes to the topography.	Yes / No / N/A	Reasons
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?		Yes	The proposal would use the land for the siting of the buildings and associated infrastructure	No	The area is not associated with the project
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?		Yes	There are areas of woodland around the proposed development site	No	The woodland is not affected by the project
6. WASTE					
6.1 Will the project produce solid wastes during construction or operation or decommissioning?		No	The proposal does not include excavation		

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a S (Yes/ if the Colum	
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	The proposal relates to holiday accommodation and does not result in any pollutants		
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	The proposal buildings would emit light	No	Due to would
7.3 Will the project 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?	No	The proposal relates to holiday accommodation and does not result in any risks of contamination of land or water		
7.4 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 by the project?	No	There are no areas on or around the location of the site which are already subject to pollution or environmental damage		
8. POPULATION AND HUMAN HEALTH				
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	The proposal relates to holiday accommodation some distance from residential proposed and off the public highway. Therefore does not result in any risks of major accidents during construction, operation or decommissioning		
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	The proposal relates to holiday accommodation some distance from residential propertoos and off the public highway. Therefore does not result in any risks to population and their health during construction, operation or decommissioning		

A	B		C	
Screening Criteria Question	Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		Is a S (Yes/ if the Colum	
9. WATER RESOURCES				
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	There are a few small ponds in and around the site.	No	The po and th terms
10. BIODIVERSITY (SPECIES AND HABITATS)				
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	Yes	There are areas of ancient woodland around the site.	No	The pr develop effect
10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	Yes	There are areas of ancient woodland around the site.	No	The p devel effect

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a S (Yes/ if the Colum
11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes The site is located within the High Weald AONB	No The ar associ In add develo accum to hav
11.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	Yes The site would be visible from a footprint to the north of the site (ANS/51CR/1) which is some 580 metres from the site	No Given and th would
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).	Yes The development is within the setting of the Borde Hill Registered Park and Garden	No Due to limited is cons

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a S (Yes/ if the Colum
13. TRANSPORT AND ACCESS		
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No The proposal relates to holiday accommodation some distance from residential properties and off the public highway. There are no public routes which would be affected by the proposal	
13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No The proposal relates to holiday accommodation some distance from residential properties and off the public highway. There are n transport routes on or around the location which are susceptible to congestion or which cause environmental problems which could be affected by the project	
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes The proposal would be located within a corner of a field and an existing deforested plantation which is used during the year for bird shoots, which would no longer be able to operate	No The e annual the wi propo aspec
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No There are no proposed plans for future development or land uses on or around this location.	
15. LAND STABILITY AND CLIMATE		
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No The proposal relates to holiday accommodation some distance from residential properties and off the public highway. Therefore does not susceptible to extreme weather etc.	

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a S (Yes/ if the Colum
16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No The proposal relates to holiday accommodation some distance from residential properties and off the public highway, with no other development within the area, nor any existing approval. Therefore does not result in an cumulation of impact during the construction and operation	
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²	No The proposal relates to holiday accommodation some distance from residential properties and off the public highway, with no other development witin the area, nor any existing approval or near any boundaries	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England’s geographical locat to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

Given the above, it is considered that the proposal is unlikely to have a significant effect on the environment as set out within the criteria of Schedule 3

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	N/A
Is it necessary to issue a SD?	No
Is an ES required?	No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
<u>Not</u> likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

21. REASON FOR SCREENING

The proposed development is therefore considered not to have a significant effect and Environmental Statement is not required

NAME	Katherine Williams
DATE	03.03.2025