

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

1. CASE DETAILS			
Case Reference		Brief description of the project / development	Proposed Development of Land at Foxhole Farm Bolney, comprising demolition of existing barns and development of site so as to accommodate up to 200 houses with associated car parking, landscaping & community facilities including a circa 450sqm community building, encompassing land for education provision, together with separate play areas, informal outdoor space, allotments, a community orchard and 3.26 ha of countryside open space.
Appellant	Wates Developments Limited		
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?			The proposed development falls within category 10 of Schedule 2, 'Infrastructure Projects', sub-section (b) 'Urban Development Projects'.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			The site is not within a 'sensitive area'. High Weald National Landscape (AONB) is 460 metres to the north and east of the site. The South Downs National Park is over 6 kilometres to the south of the site.
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			The development proposes more than 150 dwellings on a site that exceeds 5 hectares in total
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

A Screening Criteria Question		B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))	
		Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
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	Localised ground raising will be required to facilitate level build platforms / appropriate gradients to the proposed roads.	No	The physical changes are limited and not such as to have significant effects.
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?		No	The Site falls within an area identified in the West Sussex Joint Minerals Plan (WSJMP) as safeguarded for brick clay. The WSJMP also recognises that this mineral resource covers a broad extent of West Sussex and that the resource is in relative low demand. This is borne out by the fact that West Sussex has a NPPF compliant level of supply of brick clay with a permitted supply sufficient to meet the demand for the next 43 years needs based on historical trend data. The mineral resources found on site are already sterilised by the proximity of the existing residential properties on the Street, Cowfold Lane, Foxhole Lane and Lodge Lane. The mineral resources found on site are all within 250m of residential properties on at least one of these streets. These same constraints would also restrict any potential to undertake prior	No	

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	extraction on the site before any development was undertaken. The proposal does not seek to build upon all parts of the safeguarded areas. The areas that will be used for public open space or a Countryside open space could be extracted in the future without needing to remove the surrounding built development, on that basis these areas will not be directly sterilised by the proposals. Considering all of the above factors it is considered that the proposed development will not have an unacceptable affect upon the safeguarded mineral resources found beneath the site and would comply with Policy M9 of the WSJMP.	
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 The proposals involve the development of 4 agricultural fields. These comprise a variety of grades of land ranging from grades 2 – 3b, the majority being grade 3b agricultural land, with pockets of grade 2 and grade 3a land; the majority of that identified as grades 2 and 3a i.e. Best and Most Versatile (B&MV) agricultural land in the Agricultural Land Classification is to be set aside as countryside open space / public open space/ amenity space i.e. not built upon. A detailed Agricultural Land Assessment will be submitted with any future application. The site encompasses a number of mature trees. Most are located within the existing hedgerows/ along field boundaries.	No

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	An Arboricultural Implications Report (AIR), based on the survey data and an impacts assessment of the relevant parameters, highway and masterplans will be submitted with the future application. The intention is that the proposed development retains the majority of the existing trees, and hedgerows within the open space network, provides adequate space between them and proposed built forms and provides for their protection and integration into the new landscape. In addition, further tree and hedgerow planting, and positive management is proposed to promote their continued ecological function, as part of a comprehensive landscape strategy for the site. There are no statutory designated ecological sites within or nearby to the boundary of the development and therefore, the site does not fall into an ecologically designated 'sensitive area', within the definition of 'sensitive areas' in the EIA Regulations 2017. The proposals are not likely to have significant effects on the environment through the use of natural resources, in particular land, soil, water and biodiversity to require an EIA.	
6. WASTE		
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	No Whilst the proposed development will result in the generation of household waste, once occupied, the level of waste will be minimal and the proposed development will include

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				measures to try and encourage recycling - details of these measures will be set out in the Design and Access Statement to be submitted as part of any future planning application
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No		No	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?		Yes and No A - The construction period could generate noise B - Street lighting will be kept to the minimum		A - This would be short term, and, as a result of mitigation and avoidance measures, in the form of a code of construction practice, will not be significant. In this context it should be noted that Wates are members of the Considerate Contractors Group and will submit a Code of Construction Practice prior to any development commencing. This and other planning conditions will ensure that appropriate measures are in place to keep any potential nuisance to a minimum and to prevent any pollution. B - This can be controlled by condition which can also ensure lighting is directional, low lux and ecologically friendly
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		No	Documents will be submitted with the planning application to demonstrate that the proposed development will not lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater etc
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	No	Not that we are aware	No	

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standards are exceeded, which could be affected by the project?		
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 proposals will not result in significant effects on the environment through the risk of major accidents, and/or disasters relevant the development concerned including those caused by Climate Change, in accordance with scientific knowledge. The proposed surface water drainage modelling has an allowance for predicted future climate change in accordance with current best practice.	No
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 proposed development will not give rise to the potential for a higher than average number of accidents either during construction or when in operation. The proposal includes off-site improvements to walking and cycling infrastructure (details to be discussed and agreed with WSCC) with the aim to reduce vehicle speeds and provide a safer environment for all users	No
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 A single field ditch is present running east to west across the southern development area, bisecting Fields 1 and 2. A parallel field ditch is located adjacent to the southern boundary of the site with further ditches located adjacent to the eastern and western boundaries of the southern development. In the northern development surface water runoff is shown to be directed west toward an	No Surface water discharge from the site will be limited to that of the pre-development low return period greenfield runoff rate, thus ensuring there is no increase in post-development peak discharge flow rates. Additionally, runoff collected in the northeast corner of the site will be directed via below ground pipework to the watercourse at the western boundary.

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	often-saturated area where flow is culverted beneath Foxhole Lane and directed into an existing watercourse flowing approximately east to west. Existing watercourses are also present adjacent to the north and northeastern boundaries of the site and are observed to join near the northeast corner of the site where it is understood to be directed into the existing surface water network in The Street.	In order to manage the flow, SuDS features such as surface water attenuation areas and swales (designed to accommodate all storms up to and including the 1 in 100-year event + 40% climate change) will be utilised. The FRA and Drainage Strategy reporting will also explain that foul water from the dwellings will be collected by adoptable gravity drains and delivered to the existing foul sewerage network by a combination of gravity drains and rising mains. Southern Water have already confirmed there is sufficient capacity in the existing foul sewerage network to accommodate the additional flow of 0.72 L/s for the northern development and 1.08 L/s for the southern development.

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	Yes No statutory ecological designations are located within or bounding the site. The nearest statutory designation is Blunts and Paige's Wood Local Nature Reserve (LNR), which is located approximately 5.6km to the north-east of the site. The LNR comprises a mixture of deciduous woodland and meadows which supports a diverse range of species, including Black Poplar and Dormice. The next nearest statutory designation is Ashenground and Bolnore Woods LNR, located approximately 5.9km to the east of the site. The LNR supports a small area of ancient woodland. The nearest European designation is Ashdown Forest Special Protection Area (SPA) and	No All designations are well separated from the site and would not be subject to significant effects under the proposed development.
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(international, national, regional or local))).		Special Area Conservation (SAC) located approximately 16km to the north-east of the site. Ashdown Forest is designated for its wet and dry heaths that support wide assemblages of rare and notable species including nationally important numbers of breeding Nightjar and Dartford Warbler. The identified zone of influence for Ashdown Forest is 7km. A Designated Road Verge is located approximately 680m to the north-west of the site. Otherwise, the nearest non-statutory designation is Seven Acre Hanger Local Wildlife Site (LWS), which is located approximately 1.7km to the north-east of the site. The LWS supports ancient woodland. No areas of Ancient Woodland are located within or adjacent to the site, the closest located approximately 150m to the west.		
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	The site contains habitats that form important ecological features, namely hedgerows and woodland. The site also supports a number of rare, notable or protected species including Great Crested Newts, Dormice, bats and reptiles.	No	Habitats The habitats of elevated importance are largely retained and buffered within the masterplan. Where small areas of habitat loss are required, such as hedgerow removal for access, these losses can readily be compensated for via enhancement and new planting within the remainder of the site. As such, subject to appropriate safeguarding measures and where required compensatory measures, there will be no significant effect on habitats under the proposals.

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			Fauna The site does support a number of rare, notable or protected species that have the potential to be adversely affected by the proposal. However, all of the potential faunal constraints can be addressed via appropriate mitigation and compensation measures. These are likely to include acquiring a European Protected Species licence for Dormouse and Great Crested Newt (or the District Level Licence led by NatureSpace in regard to Great Crested Newt); the provision of a sensitive lighting strategy to safeguard the foraging and commuting habitats for bats; and habitat manipulation in regard to reptiles. Habitat creation within the proposed areas of open space, and subsequent management of existing and new habitats will have a positive effect on local wildlife, including bats, reptiles, Dormice, Great Crested Newt and birds. Therefore, no significant adverse effect is likely to be experienced by any rare, notable or protected species under the proposal.
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 not designated for landscape or landscape-related reasons. The High Weald National Landscape lies at a distance of approximately 460 metres to the north and east of the site. There are no public rights of way over the site itself, but footpath 44Bo extends along the northern boundary of the site. The mature hedgerows, with hedgerow trees, around the boundaries of the site, and	No The loss of pastoral farmland to new housing would result in a major/moderate effect on the fields themselves. However, the retention, and protection, of the mature hedgerows and hedgerow trees, and the provision of new woodlands, wetlands, orchards and species-rich grasslands across the site would ensure the new housing is successfully integrated into its mature landscape setting. This will reduce the level of effects on the landscape beyond the site

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

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		woodland to the north, create a strong sense of enclosure. Proposals would largely retain the mature landscape structure and sense of enclosure within the site	and its immediate context to below significant. A Landscape and Visual Impact Assessment (LVIA) will be carried out in accordance with best practice guidelines (Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd edition, 2013). This will identify and quantify the impacts of the proposed development on the landscape receptors, according to their sensitivity. Landscape receptors will include the individual site features, perceptual and aesthetic qualities and the overall character of the Site within the context of published character assessments. The LVIA will conclude that, in accordance with the capacity studies which have been prepared by the Council in the lead up to its allocation, the Site does have the ability to accommodate the proposed change without significant residual adverse effects in EIA terms.
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 proposed housing areas are located in the lower parts of the site, which are enclosed by existing vegetation and therefore largely screened from surrounding areas. The higher, central part of the site, which affords views towards Grade I church of Mary Magdalene to the east and the South Downs to the south, would remain free from development and would become Public Open Space. As a result, the visibility of the proposed new homes would be limited to receptors close to the site, such as walkers on the footpath to the north of the site, (44 BO) residents in Bolney to the east and south, walkers, vehicle users and residents on Cowfold Road to the south of the site, and cyclists and vehicle users on Foxhole Lane to the west of the site.	No A Landscape and Visual Impact Assessment (LVIA) will be carried out in accordance with best practice guidelines (Guidelines for Landscape and Visual Impact Assessment (GLVIA, 3rd edition, 2013). This will identify/quantify the impacts of the proposed development on the landscape and visual resource including impacts on landscape character and views towards the site from a range of receptors, according to their sensitivity, including residents and recreational users of public footpaths. The LVIA will demonstrate that the majority of visual receptors have their current views contained by the mature vegetation around the site. This existing vegetation will be retained and enhanced with further native tree and shrub planting. Whilst there will be major/moderate

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			effects for the landscape receptors on the site itself, these effects will be highly localised and mitigation within the Site will present positive elements into the views. Effects on visual receptors within the High Weald AONB will be negligible.
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	With regards to archaeology, the site does not lie within any defined Archaeological Notification Areas, with that covering the historic core of Bolney lying outside the site boundary to the south-east. No significant archaeological remains are recorded within the site on the West Sussex Historic Environments Record. No features of potential archaeological interest are recorded on historic mapping of the site With regards to Built Heritage, assets in the vicinity comprise the Grade I Listed Parish Church of Mary Magdalene; the Grade II Listed Walnut and Well Cottage; and the Bolney Conservation Area.	No The evolving masterplan has taken account of the setting of the assets, specifically through the retention of the central area of the site which has greatest intervisibility with the assets as primarily open space. This will not only safeguard the open nature of the views in this direction in perpetuity but will open up new publicly accessible views to the Church and Conservation Area as a whole from the high ground to the west.
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?	Yes	Footpath 44Bo is located immediately to the north of the site boundary and runs east – west between Foxhole Lane to The Street. From Foxhole Lane, the route continues to the west. Footpath 44Bo is not within the boundary of the development site but may be utilised by residents of the development for leisure or connectivity purposes.	No A connection will be formed between the development site and the site boundary to enable onward connectivity to Footpath 44Bo. Suitable improvements will be designed and agreed with WSCC and presented in a Transport Assessment, should it be deemed necessary through the TA and pre-application discussions with WSCC to enhance the surface of the route.

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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?	Yes	MSDC's Local Plan modelling of the allocation (together with other MSDC allocations) is presented in the Stage 6 Mid Sussex Transport Strategy (MSTS). It is ongoing and developing a suitable mitigation strategy for those junctions where MSDC deem increases in congestion sufficient to warrant them.	No	This will be demonstrated using junction modelling within a Transport Assessment. This will scrutinise junction operation at greater depth. It is expected to find that the local highway network, with identified mitigation, has capacity to accommodate additional development traffic.
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 site has residential dwellings abutting it to the east – on The Street, with more scattered housing to the north, south and east.	No	The proposed development has been designed to respect the privacy and amenity of adjacent residents
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		No	
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		No	

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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 No other development has been identified in the immediate area that would lead to any cumulative effects. The TA will address any developments proposed in the wider area on the local highway network.	No
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²	No	No

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

We are of the opinion that the impact of the scale of development proposed will be restricted to matters of local interest and will not result in any significant effects upon the environment. Consequently, the proposed development does not amount to EIA development and an EIA is not justified in this instance. We acknowledge that certain assessments will need to accompany the planning submission to assist the council in their determination of the planning application.

To this end we can confirm that in addition to the planning application drawings and Design and Access Statement, any future application will be accompanied by a Planning Statement, Transport Assessment, Stage 1 Safety Audit, Travel Plan Statement, Flood Risk Assessment and Associated Drainage Strategy, Infrastructure Statement, Ecological Impact Assessment (which will include details of the associated surveys), Arboricultural Impact Report, Landscape and Visual Impact Assessment, Indicative Landscape Strategy, Outline Landscape Management Plan, Desk Top Archaeological Appraisal; Built Heritage Statement, Minerals report, Agricultural Land Impact Assessment, Statement of Community Involvement, Sustainability Statement, Affordable Housing Statement, and draft Heads of Terms of a S106 Agreement.

19. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	Yes
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

For transparency.

NAME	Judith Ashton	
DATE	12 th November 2024	