

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

1. CASE DETAILS			
Case Reference	DM/25/0188	Brief description of the project / development	Redevelopment of the site to provide a single storey food store to be occupied by Aldi with a total GIA of 1,940sqm and this includes a retail area of 1,154sqm, 639sqm warehouse, delivery and loading bay and ancillary staff facilities.
Appellant	Reside Developments Ltd		
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?			10 (b) Urban Development Projects
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			No
If yes, which applicable threshold/criteria?			
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?			N/A
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			N/A

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 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	Likely, the proposed development will result in development taking place that would result in changes to topography.	No	No significant effects identified - the proposal would not result in significant changes to the topography of the area.
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	Likely, energy and materials will be used in construction but once operational, the demand for energy and resources will be negligible.	No	No significant effects identified – energy and material use would not be significant.
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?		No	The site contains a mix of residential, employment and retail uses and car parking.	N/A	N/A
6. WASTE					
6.1 Will the project produce solid wastes during construction or operation or decommissioning?		Yes	Unlikely.	No	N/A

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7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No Unlikely, the only pollutants that might be released to air would be exhaust emissions from the vehicles moving to, from and within the site during construction and from vehicles of future customers and staff using the store.	N/A N/A
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes Likely temporary noise impacts during construction and some noise post completion.	No No significant effects identified.
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 Overall risk level for contamination is considered low	No No significant effects identified – risk of land contamination low and can be controlled using Discovery Strategy condition.
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?	Yes Likely, there are some areas of land that could be contaminated by past land uses	No No significant effects identified – any existing land contamination will need to be remediated as part of the development.
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 Unlikely.	N/A N/A
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or	No Unlikely. Proposed development would involve vehicular movements during construction. During operation there would be an increase in vehicular movements on site but not considered to be high risk.	N/A N/A

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decommissioning? (for example due to water contamination or air pollution)				
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?	No	Unlikely.	No	N/A
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))).	No	Unlikely as the site is not designated or classified for its terrestrial, avian and marine ecological value.	N/A	N/A
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	Unlikely. There are trees on the eastern boundary however these could be protected during construction works.	No	No significant effects identified.

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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).	No Unlikely, the site is not considered to be a high value landscape.	N/A N/A
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 Likely, site is in a central location in the town and would be easily seen.	No No significant effects identified. Whilst the development will be visible, it would be seen in the context of existing development.
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).	No There is a conservation area adjoining the site to the east of the site. The site is not within an Archaeological notification area	No No significant effects identified.

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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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 Yes the Heath recreation ground lies to the rear of the site.	No No significant effects identified as the access to the Heath will not be affected by the development
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 Likely with the surrounding highway network having an increase in traffic from this development proposed.	No No significant effects identified.
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.	No Unlikely. Mixed use area with office, retail and residential uses.	N/A N/A
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No Unlikely. Development is contained within the site.	N/A N/A
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 Unlikely.	N/A N/A

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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	Unlikely.	N/A	N/A
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No	Unlikely	N/A	N/A

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

The site is located within Haywards Heath within the built up area boundary

The site currently comprises a mix of residential, employment and retail use with areas of car parking. The proposals are for the redevelopment of the site to provide a single storey food store to be occupied by Aldi with a total GIA of 1,940sqm and this includes a retail area of 1,154sqm, 639sqm warehouse, delivery and loading bay and ancillary staff facilities.

The development is classified under Category 10(b) of Schedule 2 - 'Infrastructure Projects - Urban Development Projects' of the EIA Regulations 2017. Therefore, it is necessary to consider the development having regard to the applicable thresholds and criteria under Category 10(b) and to the selection criteria in Schedule 3 of the Regulations to confirm that proposals do not constitute EIA development.

The development does not exceed the Schedule 2 thresholds as the Site is not greater than 1 hectare (Site area of 0.8 hectares), does not include the provision of dwellings, nor exceeds an overall development area of 5 hectares.

The Proposed Development is not considered to have significant environmental effects.

Having regard to the selection criteria in Schedule 3 of the EIA Regulations, it is considered that given the scale and nature of the development, the proposed development would not have significant effects on the environment within the meaning of the EIA Regulations.

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

Not 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

Agent submitted an application for a Screening Opinion although acknowledged that it did not fall within the applicable thresholds.

NAME	Susan Dubberley
DATE	12th February 2025