

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

1. CASE DETAILS			
Case Reference	DM/24/2826	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.
Agent	Judith Ashton Associates		
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?			Schedule 2, category 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?			The site is not within a 'sensitive area.' However, the High Weald AONB is some 460 metres to the north and east of the site.
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes
If yes, which applicable threshold/criteria?			10(b) (ii) and (iii). 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?			N/A
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?			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) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)	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)) 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 The proposed development will result in changes to the topography of the site to facilitate level build platforms / appropriate gradients to the proposed roads.	No No significant effects identified. Whilst the housing and associated infrastructure would result in some changes to the topography of the area, these would not be significant.
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 the construction and once built there will be ongoing use of energy and water in the houses by residents.	No No significant effects identified. The resources identified are not in short supply.
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 site comprises of 4 agricultural fields. These comprise of grades of land ranging from grades 2 – 3b, with the majority being grade 3b agricultural land. The majority of grade 2 and 3a (being Best and Most Versatile – B&MC) agricultural land would be set aside as countryside open space / public open space / amenity space and therefore would not be built upon. The intention is that the proposed development retains the majority of the existing trees, and hedgerows within the open space network,	No Given the proposed parameters for the development of the site which has been outlined, the proposal is not likely to have a significant effect on high quality or scarce resources such as agriculture, forestry or water. A significant proportion of land would not be 'lost' to development as it would not be built upon. The development will take account of and work around the majority of trees and hedgerows within the site.

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))	
		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	Waste will be produced during the construction phase of the project. Once constructed the proposed development will produce waste from the occupation of the houses.	No	No significant effects identified. The waste produced will not be significant.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	Likely pollutants released into the air from exhaust emissions from vehicles moving to, from and around the site both during construction and once the development has been occupied by residents and those visiting the dwellings.	No	No significant effects identified. The pollutants will not be more than would be typically associated with a residential development of this size.

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))	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	There would be temporary noise impacts during the construction of the development and there would be the release of light from houses post occupation. There may also be street lighting from the completed development.	No	No significant effects identified. The noise from construction would be short-term and could be controlled through a Construction Management Plan. Street lighting could be controlled through a planning condition.
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?	Yes	The proposal could result in the contamination of the pond and watercourse to the west of the site from water run off during the construction phase.	No	No significant effects identified. The risk of contamination is considered to be low and could be controlled and mitigated through appropriate construction management procedures to prevent surface water from the construction site flowing into the watercourse.
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 Air Quality Management Areas (AQMA) adjacent to the site.	N/A	
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	There is not likely to be a risk of major accidents associated with the implementation of the development. A Construction Management Plan can control matters relating to the construction of the site. The proposed surface water drainage modelling has an allowance for predicted future climate change in accordance with best practice.	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 decommissioning? (for example due to water contamination or air pollution)	No	There is not likely to be a risk to the population from the construction and operation of the site. During the construction phase planning conditions can be used to control construction activities such as access to the site, delivery times and hours of working.	N/A	

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))
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 Likely. 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 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. The site falls within Flood Zone 1. However a small area to the north of the existing sand school falls within the 1in30, 1in 100 and 1in1000 flood extent. Illustrative plans show that this area would however not be developed.	No No significant effect identified. The means of surface water drainage is unlikely to have a significant effect. The details of the means of drainage could be controlled by a planning condition. The rate of surface water runoff from the site can be controlled to ensure that the risk of flooding is not increased. 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. 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.
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	No There are no 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 site.	No No significant effects identified.

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))	
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))).				
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	No significant effects identified. Through avoidance and mitigation, impacts on protected, important and sensitive species can be avoided.
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	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 Special Area Conservation (SAC) located approximately 16km to the north-east of the site. Ashdown	No	The loss of arable farmland to new housing will result in a major/moderate effect on the fields themselves. However, the retention and protection of the mature hedgerows and trees and the provision of new blue and green infrastructure across the site will ensure the new housing is successfully integrated into its mature landscape setting. This will reduce the significance of effects on the landscape beyond the site and its immediate context.

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

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))
	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.	
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 Potential visual effects would be available from residents and walkers along footpath 44Bo which runs east to west adjacent to the northern boundary of the site. In addition residents and vehicular users to the south of the site from the A272, vehicular users of Foxhole Lane to the west, and also residents to properties to the east of the site which adjoin the eastern boundary.	No Whilst those using the public right of way, Foxhole Lane and the A272 will be able to see the development as it abuts the right of way, and the highway there is screening on the boundaries of the site to assist in mitigating the impacts of the development and additional screening is proposed. A Landscape Visual Impact Assessment will identify and quantify these impacts to inform the proposed development and landscaping. No significant effect is likely in respect of the visibility of the 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	Yes <u>Archaeology</u> The site does not lie within any defined Archaeological Notification Area, nor are there any recorded archaeological remains within the site or mapped. <u>Built Heritage</u>	No <u>Archaeology</u> A desktop Archaeological Appraisal would be submitted as part of the planning application. It is not expected that there would be any significant effect arising from this matter. <u>Built Heritage</u>

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))	
the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		There are two Grade II Listed Buildings and also a Grade I Church in proximity to the site to the east. Views of the church are available within the whole of the site. The Bolney (South) Conservation Area lies to the east and the Bolney (North) Conservation Area lies to the north-east but does not adjoin the site.		The mainly low-rise nature of the proposals, the proposed enhanced planting within and on the boundaries of the site and the intervening distances between the site and the designated heritage assets would indicate significant effects are not likely. Impacts would be fully assessed within a submitted Heritage Statement to accompany the planning application.
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 runs east to west adjacent to the northern boundary of the site which then continues west from Foxhole Lane. This is however not within the boundary of the development site.	No	No significant effects identified. The route is outside of the site but there is an opportunity to link access to the footpath for future residents and enhance the current footpath.
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	Highways impacts during construction can be controlled using a Construction management Plan. The proposed junctions into the site will be modelled. It is expected that this will demonstrate no severe impact, and that the highway network has the capacity to accommodate this level of development. No significant effects are likely.
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	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 would be seen from the houses adjoining the site and would also be seen by users of the public right of way to the north. There would be some impact on existing residents adjoining the site during the

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))	
relating to health, education, places of worship, leisure /sports / recreation.				construction phase. However these impacts will be temporary and can be mitigated by the use of a Construction Management Plan to control aspects of the construction process.
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		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		N/A	
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 Transport Assessment will address any developments proposed in the wider area on the local highway network.	N/A	
17. TRANSBOUNDARY EFFECTS				
17.1 Is the project likely to lead to transboundary effects? ²	No		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

To determine whether the proposed development constitutes 'EIA development,' regard must be had to the EIA Regulations, as well as the supporting Planning Practice Guidance (PPG). The EIA Regulations define 'EIA development' as development which is 'likely to have significant effects on the environment by virtue of factors such as its nature size or location.' The Regulations indicate that EIA development falls within two 'Schedules.' Schedule 1 concerns development projects for which EIA is a mandatory requirement.

Proposals that fall within Schedule 2 only require EIA if they would lead to likely significant effects on the environment. Development proposals that fall within Schedule 2 must therefore be assessed against a number of relevant thresholds and criteria, set out in Regulation 5(4).

The request for a screening opinion relates to a proposed residential development of 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. As such, the proposal is above the threshold set out in Part 10, Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 relating to (b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.

The Local Planning Authority (LPA) has considered the application against the selection criteria in Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Part of the site is adjacent to the built up area boundary of Bolney as defined in the District Plan (DP). The site area for this screening opinion is some 18.4 hectares. It is proposed to be allocated for 200 dwellings in the Mid Sussex District Plan 2021 – 2039 (Policy DPA14), which is currently undergoing its Examination by the Planning Inspector. Should the site be allocated for residential development, the built up area boundary in the DP will be revised so that the site will be within the built up area.

The site and its surrounds are not on land that is subject to national designation.

The Planning Practice Guidance (PPG) provides guidance on the EIA Regulations. Paragraph: 018 Reference ID: 4-018-20170728 Revision date: 28/07/2017 provides a table containing indicative thresholds to aid LPAs to determine whether significant environmental effects are likely. For Urban Development projects, the table states that the indicative threshold for sites such as this which have not been previously intensively developed is if the area of the scheme is more than 5 hectares or the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

Whilst the proposal exceeds the site area threshold, it is considered that the key issue is whether the proposal would have significant urbanising effects in a previously non-urbanised area. This is because a significant proportion of the site would be used for open space, rather than being developed with new buildings.

The development is well below the indicative threshold of 1,000 dwellings. It is also the case that the site is bounded by residential development to the east. The site is also in close proximity to the existing built up area of Bolney to the east. In light of these factors, it is not considered that the proposal would have significant urbanising effects in a previously non-urbanised area.

Schedule 3 of the EIA Regulations sets out the Selection Criteria for Screening Schedule 2 Development as follows:

'Characteristics of development'

1. The characteristics of development must be considered with particular regard to—
 - (a) the size and design of the whole development;
 - (b) cumulation with other existing development and/or approved development;
 - (c) the use of natural resources, in particular land, soil, water and biodiversity;

- (d) the production of waste;*
- (e) pollution and nuisances;*
- (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;*
- (g) the risks to human health (for example, due to water contamination or air pollution).'*

Taking these in turn:

- (a) The site of the proposed development is on the edge of Bolney, which is categorised as a category 3 settlement in the District Plan (medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities.). There are no reasons why a well-designed scheme cannot come forward on the site, which would be appropriate to the character of the area. The size of the development would assimilate with the existing village and would not be an overly large addition to the village.
- (b) The development will change the character of part the site itself from a greenfield site to a housing development. Part of the site adjoins the existing built up area of Bolney to the east. Whilst the character of the site would change, given the extensive amount of space for landscaping that is proposed, it is not considered that the proposal would have a significant urbanising effect on the wider locality.
- (c) The proposal would use land that is currently laid to grass. The site does not contain important, high quality or scarce resources. The scheme will result in the consumption of water during the construction phase and subsequent occupation of the dwellings. There are no reasons to suggest that this would have significant environmental effects. There are no 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. Whilst there are both protected species on the site and trees and hedgerows, the impacts on these can be mitigated and compensated for as part of the overall masterplan for the site, which will include a significant area of land for open space/landscaping. It will be a requirement for the scheme to provide a minimum 10% gain in biodiversity. As such, no significant effect is likely.
- (d) The development would produce waste during the construction phase and then normal domestic refuse once the dwellings are occupied. No significant effect is likely from this.
- (e) Pollutants will be released to air from exhaust emissions from the vehicles moving to, from and within the application site during construction and there will be exhaust emissions from vehicles belonging to future occupiers of the dwellings and those visiting the dwellings. There are no Air Quality Management Areas in the locality of the site and no significant effect is likely. There will also be temporary noise impacts during the construction phase, possible dust emissions and possible pollution of the adjacent watercourse. However, these risks can be controlled by appropriate construction management procedures and no significant effects are likely. With regards to the operational phase, the proposed development would be subject to a Travel Plan to effect modal shift away from the private car. The new dwellings will also be required to provide EV charging points. With such mitigation in place there should be no significant cumulative effects in relation to air quality from this development.
- (f) The risk of accidents during the construction phase can be managed through appropriate construction management procedures. No significant effect is likely.
- (g) The risks to water contamination can be managed through appropriate construction management procedures. There are no air quality management areas in the immediate locality of the site and no significant effect is likely.

'Location of development

2. —(1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to—

- (a) the existing and approved land use;*
- (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;*
- (c) the absorption capacity of the natural environment, paying particular attention to the following areas—*
 - (i) wetlands, riparian areas, river mouths;*
 - (ii) coastal zones and the marine environment;*

- (iii) mountain and forest areas;*
- (iv) nature reserves and parks;*
- (v) European sites and other areas classified or protected under national legislation;*
- (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;*
- (vii) densely populated areas;*
- (viii) landscapes and sites of historical, cultural or archaeological significance.'*

Taking these in turn:

- (a) The land is currently laid to grass. It is bounded by residential development to the east and is in close proximity to the village of Bolney. The land is not within a nationally designated landscape. As such whilst there will be a change on the site from a greenfield to a housing development, this would not have a significant urbanising effect given the close proximity of other urban development.
- (b) The land and its surrounds are not subject to any national designation. There are no areas on or around the site which contain important high quality or scarce resources which could be affected by the project. The closest European designation is Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), which is located approximately 16km to the north-east of the site. With appropriate mitigation the proposal should not have a significant effect, either alone or in combination with this European Protected site. This will be subject to a Habitats Regulation Assessment when a planning application is submitted. 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.
- (c) i) there is a watercourse located to the west of the site, but no significant effect is likely on this watercourse.
 ii) The site is not in a Coastal zone, so this is not applicable.
 iii) The site is not a Mountain or Forest area, so this is not applicable.
 iv) The site does not include a Nature Reserve or Park so this is not applicable.
 v) The closest European site is the Ashdown Forest, referred to above.
 vi) The site is not within an area that has failed to meet environmental quality standards in Union legislation.
 vii) The site is adjacent to the village of Bolney. The proposed development would be of a scale and proportion that would be appropriate to the surrounding urban development in the locality and no significant effect is likely.
 viii) The site is not within a landscape of historical or cultural significance. There is a generally low to moderate potential for other yet-to-be-discovered archaeological assets on the site. The impact of this can be suitably managed through planning conditions.

'Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);*
- (b) the nature of the impact;*
- (c) the transboundary nature of the impact;*
- (d) the intensity and complexity of the impact;*
- (e) the probability of the impact;*
- (f) the expected onset, duration, frequency and reversibility of the impact;*
- (g) the cumulation of the impact with the impact of other existing and/or approved development;*
- (h) the possibility of effectively reducing the impact.'*

Taking these in turn:

- (a) The impact of the development will be localised. During construction, the effect on the population will be limited to those that are close to the site and these construction impacts can be mitigated through a Construction Management Plan.
- (b) There should be no significant impacts as a result of the development on population and human health. The proposal for up to 200 dwellings and a community building on a site in close proximity to the village of Bolney would not result in a change to the size of the village that would have significant effects, with regards to the factors set out in section 4(2) of the Regulations. The site is not nationally designated in relation to its ecological value or landscape value and no significant effect is likely in relation to biodiversity or landscape. There is a requirement for biodiversity enhancements through the planning process, with a minimum 10% gain in biodiversity being a requirement in legislation. The site does not contain scarce resources in relation to water, air and climate and there are no likely significant effects. There are designated heritage assets in close proximity of the site (of 2 Grade II listed buildings, 1 Grade I listed church and 2 Conservation Areas) to the east and north-east of site. The low rise nature of the proposed development, separation distance and proposed additional boundary screening means that there should be no significant impact in EIA terms on these heritage assets.
- (c) The development will not lead to any transboundary effects.
- (d) The proposal is not a complex development. It is a normal residential development.
- (e) There are not likely to be significant effects from the development. During the construction phase there will be localised impacts, but these can be mitigated through a Construction Management Plan.
- (f) Subject to a planning permission being granted, the development would need to commence within three years of the consent being granted. The scheme would take several years to build out, with the precise timings dependent on the developer and market conditions. The frequency of different construction works will depend on the stage of works within the site. The scheme will result in irreversible impacts as the site will change from being a greenfield site to a housing development.
- (g) During the construction phase, the impact of the development with other schemes that could be approved in the locality could be mitigated through a Construction management Plan.
- (h) The scheme would need to obtain planning permission. There would be a requirement within the planning application for the development to provide infrastructure and/or make contributions towards infrastructure to mitigate the impact of the development (for example, contributions to provide infrastructure to serve the development, such as towards school places, library provision, leisure and play space facilities). There would also be a requirement to mitigate the impact on air quality, which can objectively be assessed and provided for by a damage cost calculation, with the monies generated going towards projects such as interventions to change behaviour, for example, cycle storage facilities, cycle route contributions, EV charging points. There would also be a requirement for a minimum 10% gain in biodiversity at the site. All of these mitigations can be secured by way of planning conditions or through a section 106 legal agreement attached to the planning permission.

Conclusion

Whilst the area of the site is greater than 5 hectares, a significant proportion of the site would be landscaping rather than physical development. The number of units would be significantly below the indicative threshold of 1,000 units in paragraph 57 of the PPG, which is provided as an example of a proposal that would have significant urbanising effects in a previously non-urbanised area.

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

Accordingly, the Local Planning Authority directs that the development above for which planning permission is sought is not EIA development. Consequently no Environmental Impact Assessment is required to be submitted with any subsequent planning application.

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	
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		
Request from the agent for a Screening Opinion.		

NAME	Joanne Fisher
DATE	09/12/2024