Environmental Impact Assessment Screening Report

Lyons Farm, Slinfold

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Prepared for:
Miller Homes Limited

Prepared by:
Emily Ford

Project Number:
333103177

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Prepared by: _____

Signature

Emily Ford

Printed Name

Reviewed by: _____

Signature

Neil Young

Printed Name

Approved by: _____

Signature

Rebecca Rogers

Printed Name

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1 Introduction

1.1 Introduction

1.1.1 This Environmental Impact Assessment (EIA) Screening Report accompanies a request to Horsham District Council (HDC) to adopt an EIA Screening Opinion in respect of the development of up to 399 dwellings, public open space, landscaping, sustainable drainage, access and associated infrastructure (the 'Proposed Development') on land at Lyons Farm, Slinfold, Horsham (the 'Site').

1.1.2 The Screening Report has been prepared by an EIA Competent Expert working for Stantec UK Ltd (Stantec), who are Institute of Sustainability and Environmental Professionals (ISEP) EIA Corporate Quality Mark registrants [1], on behalf of Miller Homes Limited (the 'Applicant').

1.1.3 This report reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the 'EIA Regulations') [2].

1.2 Requirement for EIA

1.2.1 In order to determine whether the Proposed Development is 'EIA development', regard must be had to the legal requirements of, and legal thresholds in, the EIA Regulations and the policy guidance thresholds and advice in the Planning Practice Guidance (PPG) (accessed 16th October 2026).

1.2.2 EIA development is defined by the EIA Regulations as development:

"Likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

1.2.3 EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.2.4 In deciding whether a Schedule 2 development is EIA development, Regulation 5(4) states:

"Where a relevant planning authority … has to decide under these Regulations whether Schedule 2 development is EIA development, the relevant planning authority … must take into account in making that decision -

a) Any information provided by the applicant;

b) The results of any relevant EU environmental assessment which are reasonably available to relevant planning authority…; and

c) Such of the selection criteria set out in Schedule 3 as are relevant to the development."

1.2.5 In accordance with Regulation 6(1) of the EIA Regulations, this report contains:

- A plan sufficient to identify the land (refer to Site Location Plan in **Appendix A**).
- A description of the Proposed Development, including in particular:
  - a description of the physical characteristics of the Proposed Development and, where relevant, of demolition works (**Section 2.3**); and
  - a description of the location of the Proposed Development, with particular regard to the environmental sensitivity of geographical areas likely to be affected (**Sections 2.1 and 2.2**).
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development (**Table 4.1**).

- Where information is available, a description of likely significant effects of the Proposed Development on the environment resulting from:
  - the expected residues and emissions and the production of waste, where relevant **(Table 4.1**); and
  - the use of natural resources, in particular soil, land, water, and biodiversity **(Table 3.2**).
- Such other information or representations relating to features of the Proposed Development and measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment (**Table 4.1** and **Section 2.3**).

1.2.6 In order to allow HDC to determine the need for an EIA in this case, this report provides a description of the Site and Proposed Development (**Section 2**), and a completed EIA Screening Checklist (**Table 4.1**).

2 Site and Proposed Development

2.1 Site Description and Context

2.1.1 The Site comprises approximately 35.6 hectares (ha) of land to the west of Broadbridge Heath on the outskirts of Horsham (see Site Location Plan **in Appendix A)**.

2.1.2 The Site is wholly located within the administrative boundary of HDC.

2.1.3 The Site comprises a series of agricultural fields separated by hedgerow and trees, with a drainage ditch crossing the south-western parcel of land.

2.1.4 The surrounding land comprises:

- The River Arun adjacent to the northern and eastern boundaries of the Site, with some scattered residential properties to the east of the river;
- Agricultural fields to the west of the Site;
- Lyons Road to the south-west of the Site, on which lie several residential properties and some commercial buildings including a truck repair shop and a veterinary practice; and
- The A264 (Five Oaks Road) to the south.

2.2 Environmental Baseline Conditions

Transport and Access

2.2.1 The Site is currently accessible via a private gated entrance to the agricultural fields in the south of the Site, via Five Oaks Road.

2.2.2 There is a Public Right of Way (PRoW) which traverses the Site from west to east. This is referred to on the West Sussex PRoW Map [3] as Footpath SLD 1405.

2.2.3 There are no National Cycle Networks on or near the Site. The closest is Route 223 approximately 750m south of the Site.

2.2.4 The closest bus stops are Ashlands Farm and Lyons Corner along Lyons Road and Newbridge Nurseries on Five Oaks Road. These provide services to Horsham and Pulborough.

2.2.5 The closest rail service is Christs Hospital, approximately 2km south east of the Site. Christs Hospital is on the Southern Rail line which provides access to London Victoria in approximately 1 hour. Horsham railway station also lies approximately 4km east of the site and is on the same Southern Rail line.

Air Quality

2.2.6 The Site is not located within an Air Quality Management Area (AQMA), according to the UK AQMA Map [4]. The nearest AQMA is Crawley Borough Council AQMA, approximately 15km north east of the Site. This is declared for exceedances in NO_2 (annual mean).

Noise

2.2.7 The existing noise climate within and around the Site is primarily influenced by road traffic. The surrounding area is predominantly agricultural and residential with low levels of background noise.

Lighting

2.2.8 The Site is unlit. Existing sources of artificial lighting are likely to be associated with the residential area to the east, local roads, farm and commercial buildings and occasional vehicle movements on the surrounding highway network.

Heritage and Archaeology

2.2.9 There are no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens, or Scheduled Monuments within 2 km of the Site.

2.2.10 Within 2 km of the Site, there are 83 listed building records. All Grade I and Grade II* are identified below, including Grade II buildings located within 300 m of the Site:

Grade I

- Field Place (List Entry: 1026916), approximately 1 km north east.

Grade II*

- The Parish Church of St Nicolas (List Entry: 1193818), approximately 1.9 km south.

Grade II

- Mill House (List Entry: 1026936), approximately 100 m north east;
- Theale Farmhouse (List Entry: 1026939), approximately 260 m north west;
- Mill Cottage (List Entry: 1180894), approximately 100 m north east;
- Bridge at Theale approximately 400m north west of Theals Farmhouse (List Entry: 1240131), approximately 260 m north;
- Ashlands Farmhouse (List Entry: 1285232), approximately 100 m west;
- Lower Broadbridge Farmhouse (List Entry: 1354202), approximately 260 m east;
- Lyons Farmhouse (List Entry: 1354204), approximately 65 m south.

2.2.11 The West Sussex Archaeological Notification Areas online map [5] shows that the Site does not lie within an Archaeological Notification Area (ANA). The closest ANA is approximately 15 m south of the Site and is referred to as Land Surrounding the Wickhurst Green Development, Broadbridge Heath.

Biodiversity

2.2.12 There are no European statutory designated nature conservation sites within 10 km.

2.2.13 There is one nationally designated site within 2 km. This is Slinfold Stream and Quarry Site of Special Scientific Interest (SSSI) located approximately 660 m west of the Site. This site is designated for its geological value. There are no Local Nature Reserves within 2 km of the Site. The closest LNR is Warnham LNR located approximately 2.8 km north east of the Site.

2.2.14 There is a stretch of deciduous woodland (Priority Habitat) along the eastern boundary of the Site, and to the west of the Site. There are no other Priority Habitats within the Site or immediately surrounding the Site.

2.2.15 A Preliminary Ecological Appraisal (PEA) [6] has been prepared in support of the planning application. Ecological surveys undertaken between 2019 and 2026 recorded a range of protected and notable species within the Site and surrounding area. Bats were identified using the Site for foraging and

commuting, including common and soprano pipistrelle, noctule, serotine and occasional barbastelle activity.

2.2.16 Mature oak trees within the Site provide potential bat roosting features. Previous surveys found no evidence of dormice, reptiles or great crested newts within the Site, although suitable habitats and records occur in the wider landscape. An active badger sett was identified within the central scrub belt, and breeding bird surveys recorded a range of farmland and hedgerow species, including species of conservation concern. The Site also lies within the 12 km wider conservation area associated with The Mens SAC, designated for barbastelle and Bechstein's bats.

2.2.17 A tree survey was undertaken in September 2026 [7]. This shows the Site to consist of agricultural land with trees and hedgerows at field boundaries. A total of 156 trees, tree groups and hedgerows were identified. Trees and hedgerows on the boundaries of the eastern and southern fields are primarily Category C, with some Category A and B trees interspersed between. There are two Category U tree groups near the access in the south. The trees surrounding the central and western fields contain primarily Category A and Category B trees. Four veteran trees were identified on the boundaries of the central and northern fields.

Landscape and Visual

2.2.18 The Site is not located within a National Landscape. The closest National Landscape is the High Weald National Landscape located approximately 5 km east of the Site.

2.2.19 The Site sits within National Character Area: 121 – Low Weald, which is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.

2.2.20 The Landscape Character Assessment of West Sussex [8] shows the Site to be situated within the character area of the Northern Vales (LW8), comprising a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.

2.2.21 The Site is not located within a Green Belt.

2.2.22 According to the UK Topographical Map [9], the Site ranges from approximately 27m AOD in the north, rising to approximately 34m AOD in the centre of the Site.

2.2.23 A baseline Landscape and Visual Appraisal has been undertaken by ND Landscape Architects Ltd. This shows the surrounding landscape within approximately 2 km of the Site to be relatively flat, rising towards the south and north beyond the 2 km radius. Consequently, the Zone of Theoretical Visibility (ZTV) extends to over 4km from the Site, as shown in **Appendix B.**

The Water Environment

2.2.24 There are no Environment Agency designated Main Rivers within the Site. However, the River Arun flows from east to west along the eastern and northern boundaries of the Site. There is also a drainage ditch which crosses the south western parcel of the Site before joining the River Arun to the north of the Site.

2.2.25 According to the UK Flood Map for Planning [10], the majority of the Site is located within Flood Zone 1 (<0.1% chance of flooding each year). The eastern parcel of the Site and the northern boundaries are located within Flood Zone 2 (0.1% to 1% chance of flooding each year) and Flood Zone 3 (>1% chance of flooding each year). A small section along the western boundary, where the drainage ditch is located, is also within Flood Zone 3.

2.2.26 The majority of the Site has a very low surface water flood risk (<0.1% chance of flooding each year). Areas with a medium surface water flood risk (>1% chance of flooding each year) are located in the eastern parcel and around the drainage ditch. There are three very small pockets of land (approximately 0.3 hectares) in the west of the Site which have a higher surface water flood risk (3.3% chance of flooding each year). There is also an area (approximately 0.3 hectares) of higher surface water flood risk to the north of the access within the Site.

2.2.27 According to BGS geological mapping [11], the Site is underlain by Weald Clay Formation (mudstone) bedrock geology. The Site is also underlain by superficial deposits of Alluvium (clay, silt, sand and gravel) along the boundaries of the River Arun and the drainage ditch to the west of the Site. There are also Arun Terrace Deposits (sand and gravel), in the northern, eastern, central and south western areas of the Site. The Arun Terrace Deposits and the Alluvium are classed as Secondary A aquifers.

2.2.28 The Site is situated within a Nitrate Vulnerable Zone.

Ground Conditions and Land Contamination

2.2.29 The historic landfill map [12] shows there to be no historic landfills on or near to the Site. The closest is Nowhurst Lane landfill approximately 900 m north.

2.2.30 A Preliminary Risk Assessment (PRA) [13] has been undertaken for the Site. The PRA identified that the main potential contamination sources from off-site are the adjacent mechanic and arable land use. The current use of the site as arable land with associated waste is considered to be a Very Low risk as a potential contamination source to physical structures and a Low/Moderate risk to construction workers and controlled water bodies within and close to the site and a Moderate risk to future users, which is from the unknown materials stockpiled in the south of the site.

2.2.31 The Site is located within a Brick Clay Mineral Safeguarding Area [14].

2.2.32 A small section (approximately 1.3 hectares) in the south of the Site is situated within groundwater Source Protection Zone (SPZ) 1, as designated by the Environment Agency (EA). The surrounding areas (approximately 15 hectares) in the south of the Site are in SPZ 2c. The entire Site is also located within an EA Drinking Water Safeguard Zone and groundwater vulnerability is unproductive to low.

Agricultural Land and Soil

2.2.33 The Predictive ALC Map for England [15] shows the Site to contain Grade 3a (Good) and 3b (Moderate) agricultural soils.

Population and Human Health

2.2.34 Office for National Statistics (ONS) data [16] shows that Horsham has a population of approximately 151,521 people, with a median age of 45. Approximately 58% of the population are aged 16-64, with approximately 18% and 24% aged 0-15 and 65 and over, respectively.

2.2.35 Human health indicators for Horsham are broadly similar to those for the wider South East region.

Material Assets & Local Facilities

2.2.36 The Open Infrastructure Map [17] shows there to be no existing utilities on the Site.

2.2.37 The closest residential receptor is approximately 5 m east of the Site.

2.2.38 The Proposed Development is situated approximately 450m south of New Barn School and approximately 1 km west of Shelley Primary School. Tanbridge House Secondary School lies approximately 1.5 km east of the Site. There are several GP surgeries located in Horsham including Courtyard Surgery, Orchard Surgery and Riverside Medical Practice.

2.2.39 Approximately 1km east of the Site is the Bridge Leisure Centre which includes Broadbridge Heath Football Club, an athletics track, tennis courts, and indoor facilities.

Summary

2.2.40 In summary, the Site itself is not a 'sensitive area' as defined by Regulation 2 of the EIA Regulations. It is not within, or partially within, and does not contain a SSSI, National Park, property appearing on the World Heritage List, Scheduled Monument, National Landscape or European site. This does not mean that the Site and surrounding area are without environmental sensitivity. Relevant features include the River Arun and associated flood zones along the Site boundaries, areas of Secondary A aquifer and groundwater Source Protection Zones, priority deciduous woodland, veteran trees, protected and notable species, nearby listed buildings, agricultural land including predicted Grade 3a land, and residential and recreational receptors including the PRoW crossing the Site. These features have therefore been taken into account in the screening assessment, notwithstanding that they do not bring the Site within the statutory definition of a sensitive area.

2.3 The Proposed Development

Overview

2.3.1 The Proposed Development includes:

- Up to 399 new homes in a range of types, sizes and tenures;
- Pedestrian and cycle paths;
- A Sustainable Drainage System (SuDS);
- Community allotments;
- Woodland and meadow planting;
- Children's play spaces; and
- Public open space.

Access

2.3.2 The primary vehicular access into the Site would be via Five Oaks Road, approximately 100m south west of the existing access point. The existing access point would be retained and serve as an emergency vehicular access point.

2.3.3 The primary pedestrian access point would be in the north east of the Site via the existing PRoW, which would be retained in its current alignment for the Proposed Development.

Landscape

2.3.4 The Proposed Development will retain and incorporate existing trees and hedgerows into the scheme and will introduce new meadow planting and a strategic planting belt within the areas of public open space.

Biodiversity

2.3.5 The Proposed Development will retain existing trees and hedgerows where practicable and will provide habitat creation in the form of meadow and tree planting.

Drainage

2.3.6 SuDS will be incorporated into the design of the Proposed Development including a series of swales and attenuation basins. The attenuation basins will discharge into the River Arun or the drainage ditch network via a surface water sewer with flow controls.

2.4 Mitigation and Enhancement Measures

2.4.1 The Applicant is committed to delivering a Proposed Development which maximises environmental benefits and minimises adverse local impacts. Mitigation and enhancement measures will be provided in respect of all receptors in line with relevant legislation and policy.

Construction

2.4.2 Whilst the proposals are not yet finalised, the following mitigation measures will be to be included. As the Proposed Development would comprise permanent residential development, a separate decommissioning phase is not anticipated.

- A Construction Environmental Management Plan (CEMP) will be secured via condition. This will include:
  - A table showing the objectives, activities, and responsibilities for the implementation of those activities;
  - The broad plan of the work programme including working hours and delivery times;
  - Details of prohibited or restricted operations (location, hours etc);
  - Institutional arrangements for its implementation and for environmental monitoring: responsibilities, role of the environmental authorities, participation of stakeholders;
  - Contact during normal working hours and emergency details outside working hours;
  - Provision for reporting, public liaison, and prior notification of particular construction related activities;
  - The mechanism for the public to register complaints and the procedures for responding to such complaints;
  - Measures for the management of construction waste; and
  - Measures to prevent or minimise potential environmental impacts from construction activities, including controls for dust emissions; noise and vibration; construction lighting; pollution of surface water and groundwater; soil handling, protection of retained trees, hedgerows, habitats and protected species; and the storage and handling of fuels, chemicals and waste.
- A Construction Traffic Management Plan (CTMP) will also be implemented as part of the CEMP. The CTMP will detail the proposed routes for Heavy Goods Vehicles (HGVs) travelling to and from the site, and set out measures for the management of construction traffic and access as follows:
  - Planning and managing both vehicle and pedestrian routes;
  - The elimination of reversing, where possible;
  - Safe driving and working practices;
  - Protection to the public;
  - Adequate visibility splays and sight lines;

- Provision of signs and barriers; and
- Adequate parking for off-loading storage areas.

Operation

2.4.3 The following mitigation and enhancement measures have been identified for the operational phase and would form part of the planning application.

- As a minimum, 10% Biodiversity Net Gain (BNG) will be delivered, in line with the requirements of the Environment Act 2021.
- Where possible, on-site trees will be retained, particularly mature/veteran trees and those identified as being higher value. Any tree removal required should be met with proportionate replacement planting to offer compensation and reinstatement of arboricultural features.
- Strategic planting to the north of the development footprint to further visually screen the Proposed Development.
- The western, northern and eastern parcels of land within the Site will remain undeveloped and utilised as public open space.
- Provision of footpaths and cycle paths and retention of existing PRoW to improve accessibility.
- Biodiversity mitigation and enhancement measures, including creation of woodland and meadows.
- Integration of SuDS including swales and attenuation basins.

2.4.4 Further information on the proposed mitigation and enhancement measures for each environmental topic are set out within the EIA Screening checklist set out in **Table 4.1**.

2.5 Environmental Assessment Reports

2.5.1 It should be noted that the planning application will be supported by a suite of environmental assessments which will consider all potential adverse (and beneficial) environmental effects. The suite of documents that will support the application is as follows:

- Air Quality Assessment;
- Arboricultural Impact Assessment and Tree Survey;
- Biodiversity Net Gain (BNG) Assessment;
- Preliminary Ecological Appraisal;
- Energy Statement;
- Flood Risk Assessment and Surface Water Drainage Statement;
- Archaeological Desk Based Assessment;
- Heritage Statement;
- Landscape and Visual Impact Appraisal;
- Minerals Resource Assessment;
- Noise Assessment;

- Transport Statement and Travel Plan;
- Utilities Assessment; and
- Agricultural Land Quality Assessment.

3 Screening Assessment

3.1 Introduction

3.1.1 In determining whether the Proposed Development constitutes EIA development, consideration should be had to the following:

- Is the Proposed Development of a type listed in Schedule 1 of the EIA Regulations?
- If not, is it listed in Schedule 2 of the EIA Regulations?
- Is the Site located within a sensitive area as defined by the EIA Regulations?
- Does the Proposed Development meet any of the relevant thresholds and criteria set out in Schedule 2 of the EIA Regulations? and/or
- Would the Proposed Development lead to likely significant effects on the environment?

3.1.2 These points are explored further in this chapter with reference to the EIA Regulations and PPG.

3.2 Schedule 1 Projects

3.2.1 EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. Schedule 1 developments are typically large-scale projects for which significant effects would be expected, for example, new airports and power stations. The Proposed Development is not of a type listed in Schedule 1.

3.3 Schedule 2 Projects

3.3.1 EIA is discretionary for projects listed in Schedule 2. If the development proposed is of a type listed in Schedule 2 then it may be classified as EIA development depending on the location of the development (that is, if it is within a sensitive area) and/or whether it meets any of the relevant thresholds or criteria in Column 2 of Schedule 2.

Sensitive Areas

3.3.2 Sensitive Areas are defined in the EIA Regulations as:

- Sites of Special Scientific Interest, Ramsar Sites and European Sites;
- National Parks, the Broads, and National Landscapes (formerly Areas of Outstanding Natural Beauty); and
- World Heritage Sites and Scheduled Monuments.

3.3.3 In certain cases, local designations which are not included in the definition of sensitive areas, but which are nonetheless environmentally sensitive, may also be relevant in determining whether an assessment is required. Furthermore, in considering the sensitivity of a particular location, regard should also be had to whether any national or internationally agreed environmental standards (e.g. air quality) are already being approached or exceeded.

Thresholds

3.3.4 The Proposed Development falls within Category 10 of Schedule 2, 'Infrastructure Projects', sub section (b) '*urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas'*. The exclusionary threshold set out in Column 2 of the table is that:

(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or

(ii) the development includes more than 150 dwellings; or

(iii) the overall area of the development exceeds 5 hectares.

3.4 Schedule 3 Criteria

3.4.1 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including the characteristics of the development, the location of the development and the characteristics of the potential impacts. These factors should be taken into account as part of the screening process and are set out below for reference:

Characteristics:

- the size and design of the whole development;
- the cumulation with other existing development and/or approved development;
- the use of natural resources, in particular land, soil, water and biodiversity;
- the production of waste;
- pollution and nuisances;
- the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and
- the risks to human health (for example, due to water contamination or air pollution).

Location:

- The existing and approved land use;
- the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; and
- The absorption capacity of the natural environment, paying particular attention to the following areas:
  - Wetlands, riparian areas, river mouths;
  - Coastal zones and the marine environment;
  - Mountain and forest areas;
  - Nature reserves and parks;
  - European sites and other areas classified or protected under national legislation;
  - Areas in which there has already been a failure to meet the environmental quality standards laid down in EU legislation and relevant to the project, or in which it is considered there is such a failure;
  - Densely populated areas; and
  - Landscapes and sites of historical, cultural or archaeological significance.

Potential Impact:

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

3.4.2 These criteria are considered in **Table 4.1** of this report, in relation to the Proposed Development.

3.5 Consideration of Cumulative Effects

3.5.1 Schedule 4 of the EIA Regulations requires consideration of a Proposed Development cumulatively with other existing and / or approved development. Further guidance on the consideration of cumulative effects in the EIA screening process is set out in the PPG:

"…each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development."

3.5.2 A search of HDC's planning register [18]identified the approved developments shown in **Table 3.1**; these have been considered cumulatively in the EIA Screening process. A search radius of 2 km has been used.

Table 3.1: Cumulative Developments

Location & Planning Permission Ref.	**Description of Development**	**Planning Status**	**Approximate Distance from Site**
Land At Wellcross Farm, Broadbridge Heath, West Sussex **DC/19/1897**	Outline application for the erection of a continuing care retirement community of up to 141 units of accommodation (C2 Use) and community facilities including restaurant, cafe, shop, hairdressers, spa and clinical consultation / treatment suite, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).	Allowed at appeal 27th May 2021 RMAs for Phases 1-3 submitted and approved	15m south
Land at Lower Broadbridge Farm, Billinghurst Road, RH12 3LR **DC/22/1052**	Outline application for the development of the site to provide up to 133 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure with all matters reserved except access.	Allowed at appeal 7th March 2024	30m east

Location & Planning Permission Ref.	Description of Development	Planning Status	Approximate Distance from Site
New Barn School Guildford Road, Broadbridge Heath, RH12 3PQ **DC/21/2350**	Full application for 'Construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. School expansion from 60 to 120 pupils'.	Approved 20th October 2022 Partially built out	400m north
Nowhurst Business Park, Guildford Road, Broadbridge Heath, West Sussex **DC/21/2873**	Outline application for the development of up to 26,942 sq m (GIA) for Use Class E (g, iii), B2 and B8 employment uses with ancillary offices, car parking and service yard areas with associated drainage works, site re-profiling and landscaping. All matters reserved for future determination except access.	Allowed at appeal 21st November 2024	950m north
High Wood Hill Sports Ground, Wickhurst Lane, Broadbridge Heath, West Sussex, RH12 3YS **DC/23/2074**	Full application for 'Stadium upgrades including additional capacity for 50 seated spectators, 50 standing spectators and spectator toilets. Construction of additional changing room. Installation of perimeter pitch fencing and alterations to existing stadium perimeter fencing. Additional turnstile adjacent to existing.'	Approved 16th April 2024	1km east
Highways Depot A24 Exit Slip Road Northbound Broadbridge Heath West Sussex RH12 3LZ **DC/23/1133**	Full application 'Demolition of existing buildings, erection of two retail units (Class E(a)), a drive-thru coffee shop (Class E(b)) and drive-thru restaurant (Sui Generis) with associated parking, access, servicing, signage, landscaping and offsite habitat creation'	Approved 4th March 2025	1km east

3.6 (National) Planning Practice Guidance

3.6.1 The (National) Planning Practice Guidance (PPG) provides, amongst other things, central government advice and guidance to help to determine whether significant effects from a development proposal are likely. In general, the more environmentally sensitive the location, the lower the threshold will be at which significant effects are likely.

3.6.2 **Table 3.2** sets out the indicative criteria, thresholds and key issues to be considered in determining whether a development of this type is likely to be EIA development, as identified in PPG. This supplements the exclusionary thresholds in Schedule 2 [19] of the EIA Regulations. The indicative criteria and thresholds should be considered in conjunction with the sensitivity of the Site, scale and nature of the Proposed Development, and the potential for likely significant adverse effects associated with the Proposed Development.

3.6.3 The PPG sets out that for the purposes of EIA screening, information submitted may include details of any measures built into the proposed development which are intended to avoid or prevent environmental effects that might otherwise be significant.

Table 3.2: National Planning Practice Guidance Indicative Screening Criteria [20]

Development type	Indicative criteria and threshold	Key issues to consider	Characteristics of the Proposed Development
10(b) Urban development projects	Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination. Sites which have not previously been intensively developed: (i) area of the scheme is more than 5 hectares; or (ii) it would provide a total of more than 10,000 m^2 of new commercial floorspace; or (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).	Physical scale of such developments, potential increase in traffic, emissions and noise.	The Proposed Development comprises an urban development project for up to 399 dwellings, public open space, landscaping, sustainable drainage, access and associated infrastructure. The Site is a greenfield site comprising an area of approximately 35 ha. The Site therefore exceeds the indicative site area threshold of more than 5 ha. However, the Proposed Development would be below the screening criteria of more than 1,000 dwellings. No more than 10,000 m² of new commercial floorspace is proposed. Key issues relevant to the Proposed Development therefore relate primarily to its physical scale, the change from agricultural land to residential-led development, potential increases in traffic, emissions, noise and lighting, and the need to consider these matters alongside the Site's environmental baseline and embedded mitigation.

3.7 Screening Matrix

3.7.1 **Table 4.1** provides a systematic review of the Proposed Development against the EIA screening criteria and requirements set out in the screening checklist in the Planning Practice Guidance (PPG).

Table 4.1: Planning Practice Guidance EIA Screening Matrix.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
1. Natural Resources				
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	**Y**	**Construction** Construction would involve physical changes to the Site, including earthworks, regrading, excavation for foundations, installation of utilities and drainage infrastructure (including SuDS features), and formation of transport infrastructure (roads, footpaths and cycle paths). These works would alter the localised ground profile, primarily within the central areas of the Site, as the eastern, northern and western extents would be retained and enhanced for public open space. **Operation** During operation, the Proposed Development would result in a permanent change from agricultural land to a residential-led development. The design retains and integrates existing hedgerows and trees where possible and includes new landscape planting, SuDS and habitat creation.	**N**	**Construction** Construction related changes to topography would be localised and would be minimised through detailed design. Earthworks and drainage works would be undertaken in accordance with relevant best practice and measures set out within a CEMP. On this basis, significant effects are not considered likely. **Operation** Embedded design measures, including SuDS, retention of key trees and hedgerows, landscape planting, and retention of non-developed areas in the east, north and west, would limit adverse effects associated with changes to topography and landform. Significant effects are therefore not considered likely.
1.2 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?	**Y**	**Construction** Construction would require the use of natural resources as expected for the construction of a residential scheme of this scale. Specific materials are not known at this stage but are likely to include concrete, asphalt, metals, and timber. Excavated materials and topsoil would be managed in accordance with relevant good practice, including reuse on Site where suitable and practicable. **Operation** The Proposed Development would result in the permanent use of approximately 35.6 ha of land. Operational resource use would include potable water, energy and materials associated with occupation and maintenance of infrastructure, although the exact demand is not known at this stage.	**N**	**Construction** The reuse of suitable excavated material and topsoil on Site, together with construction waste management measures secured through the CEMP, would reduce unnecessary use of primary resources and minimise waste. Significant effects are not considered likely. **Operation** The operational phase would use land, potable water, energy and materials for the occupation and maintenance of the Proposed Development. The permanent use of land and soil is considered separately in relation to agricultural land quality and other important resources in section 1.3 below. Water and energy demand would be typical of a modern residential development of this scale and would be minimised through water-efficient fittings, energy-efficient building design and compliance with applicable building standards. Maintenance requirements would involve only limited quantities of replacement materials. The Proposed Development is

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
				therefore not expected to place material pressure on non-renewable resources or resources in short supply, and significant effects are not considered likely.
1.3 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?	**Y**	**Construction** The Site contains agricultural land, trees (including four veteran trees), and hedgerows. There is a small section in the south of the Site located within groundwater SPZ 1, with the surrounding areas identified as SPZ 2c. The Site contains superficial deposits of Arun Terrace Deposits and Alluvium, which are classed as Secondary A aquifers. Construction activities would therefore need to be managed to avoid adverse effects on retained vegetation, including trees of high importance (veteran trees), and groundwater resources. The Proposed Development would result in the loss of agricultural land. Predictive ALC mapping shows the Site to contain Grade 3a soils which would constitute Best and Most Versatile (BMV) land. The developable parcel of land comprises less than 20 ha of BMV land and is therefore below the threshold for significant effects being likely. The Site is also located within a minerals safeguarding area for brick clay. **Operation** No coastal or fisheries resources are present on or immediately around the Site.	**N**	**Construction** Construction effects on soils, trees, hedgerows and groundwater would be controlled through embedded mitigation and standard construction management measures, including a CEMP, tree protection measures set out in the Arboricultural Impact Assessment, and pollution prevention controls. These measures would reduce the risk of adverse effects on important natural resources. Significant effects are not considered likely. Although the Proposed Development would result in a permanent change in land use, significant effects on high-quality or scarce resources are not considered likely. This is due to the scale of the developable area and the retention of boundary vegetation, provision of tree buffer zones, habitat creation, SuDS and landscape planting. A Minerals Resource Assessment is being prepared to establish the extent, quality and economic viability of the safeguarded resource and whether the Proposed Development would sterilise it. Mitigation will follow the policy hierarchy set out in Policy M9 of the West Sussex Joint Local Plan. **Operation** No likely significant effects are anticipated during operation.
2. Waste				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	**Y**	**Construction** Construction of the Proposed Development would generate waste such as excavated material, packaging, and general construction waste. Waste types and quantities are not known at this stage but would be typical of a residential-led development of this nature and scale. Where suitable and practicable, excavated material and topsoil would be reused on Site.	**N**	**Construction** Construction waste would be managed in accordance with relevant waste legislation, the waste hierarchy and measures secured through the CEMP. Opportunities would be taken to minimise waste, segregate materials, reuse suitable excavated material and topsoil on Site, and send remaining waste to appropriately permitted facilities. On this basis, significant effects are not considered likely.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		Operation Once operational, the Proposed Development would generate domestic waste. Appropriate on-site waste storage, segregation and collection facilities would be incorporated into the design to ensure waste is managed in accordance with HDC's requirements.		**Operation** Operational waste would be typical of residential use and would be managed through HDC's arrangements. The Proposed Development would not generate any hazardous waste streams. Significant effects are therefore not considered likely.
3. Pollution and Nuisances				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	**Y**	**Construction** Construction activities have the potential to generate dust and particulate matter from earthworks, excavation, construction traffic and the handling of materials. Exhaust emissions from construction plant, machinery and vehicles would also be generated during the construction phase. **Operation** The Proposed Development would generate emissions associated with vehicle movements to and from the Site and emissions associated with domestic energy use. The Site is not located within an AQMA and the Proposed Development does not include any industrial processes or activities that would generate substantial emissions to air. The energy strategy for the Proposed Development will be electric. Consequently, emissions will be minimal.	**N**	**Construction** Potential effects associated with dust and emissions during construction would be temporary and localised. Standard best practice measures secured through a CEMP, including dust suppression and management of construction traffic, would minimise the potential for adverse effects. Significant effects are therefore not considered likely. **Operation** Operational emissions would primarily relate to traffic from residents. A Transport Statement and Air Quality Assessment would accompany the planning application and would inform any necessary mitigation. Given the residential nature of the Proposed Development, the all-electric energy strategy and the absence of nearby AQMAs, significant effects are not considered likely.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	**Y**	**Construction** Construction activities could generate noise and vibration from earthworks and construction plant/vehicles. Temporary lighting may also be required during periods of low natural light, particularly during winter months. The Site is located near to residential properties to the south and east and contains a PRoW, meaning there is potential for temporary disturbance to nearby receptors. **Operation** Once occupied, the Site will generate minimal noise. Sources of noise during operation would be associated primarily with vehicle movements from private cars and use of outdoor amenity spaces. These noise levels are expected to be low and consistent with residential land	**N**	**Construction** Construction noise, vibration and lighting effects would be temporary and localised. Measures secured through the CEMP would likely include controls on working hours, management of construction traffic, maintenance of plant and machinery, and appropriate lighting design to minimise disturbance to nearby receptors. On this basis, significant effects are not considered likely. **Operation** Operational noise would be typical of a residential-led development and would not include any industrial or commercial noise sources. The planning application would be supported by a Noise Assessment, and lighting would be designed to minimise light spill and avoid adverse effects on

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		use. There is the potential for external lighting along roads, footpaths and cycle paths. Heat will be produced internally from building heating systems and normal domestic occupation but there is no industrial or commercial heating systems proposed.		residential amenity and ecology. Given the nature of the Proposed Development and embedded mitigation, significant effects are not considered likely.
3.3 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?	**Y**	**Construction** The areas of the Site surrounding the River Arun and drainage ditch contain Secondary A aquifers and there are small sections of the Site within SPZ 1 and 2c. There is therefore potential for sensitive groundwater receptors to be affected by accidental spills or leaks associated with construction works if appropriate controls are not implemented. However, based on the Phase 1 assessment, the likelihood of significant groundwater pollution is considered low and the resulting risk to groundwater receptors is assessed as low, subject to confirmation through further investigation. **Operation** Once operational, there will be negligible risk of contamination. Foul water will be routed into the foul drainage network for treatment. Surface water will be managed through SuDS, including swales, attenuation basins and other drainage infrastructure, designed to manage both the quantity and quality of surface water runoff.	**N**	**Construction** Potential contamination risks during construction would be managed through the implementation of a CEMP and adherence to standard pollution prevention measures. These would include appropriate storage and handling of fuels and chemicals, spill response procedures, designated refuelling areas and management of construction runoff. Any contamination identified through future ground investigations would be addressed through appropriate remediation measures. On this basis, significant effects are not considered likely. **Operation** The incorporation of SuDS would reduce the potential for pollutants to enter groundwater or surface water receptors. The planning application would be supported by a Flood Risk Assessment and Surface Water Drainage Statement, which would identify any further mitigation required. Given the nature of the Proposed Development and the proposed mitigation measures, significant effects are not considered likely.
3.4 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?	**N**	The Site is not located within an AQMA. The nearest AQMA is Crawley Borough Council AQMA, approximately 15km north east of the Site.	**N**	There are no known areas of pollution/environmental damage on or near to the Site. Consequently, significant effects are not considered likely.
4. Population and Human Health				
4.1 Will there be any risk of major accidents (including those caused by climate	**N**	**Construction**	**N**	**Construction**

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
change, in accordance with scientific knowledge) during construction, operation or decommissioning?		Construction would involve the use of plant, machinery and vehicles which would be undertaken in accordance with relevant health and safety legislation and standard industry practice. **Operation** Once operational, the risk of major accidents is negligible due to the nature of the residential Proposed Development.		The risk of major accidents would be controlled through compliance with relevant health and safety legislation, a CEMP, and standard construction management procedures. Significant effects associated with major accidents or disasters are therefore not considered likely. **Operation** Due to the nature of the residential Proposed Development, significant effects are not considered likely.
4.2 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)	**Y**	**Construction** The immediate surrounding area is not densely populated. However, there are some residential properties along Lyons Road and adjacent to the River Arun to the east of the Site. The Site also contains a PRoW. This means local residents and recreational users could experience temporary impacts from dust, noise and traffic from the construction of the Proposed Development. There is also the potential for possible contamination of surface or groundwater from construction activities if not mitigated. **Operation** Once operational, emissions will be negligible and consistent with a standard residential-led development.	**N**	**Construction** Risks to the population from emissions of noise and dust or contamination or surface/groundwater will be mitigated through the implementation of the CEMP, as per section 3 of this table. **Operation** Operational effects on human health would primarily relate to changes in traffic, air quality, noise, lighting, water quality and flood risk. The Proposed Development would comprise residential uses and would not introduce industrial processes or other substantial sources of emissions. The planning application would be supported by Air Quality, Noise, and Transport, assessments, which would identify any further mitigation required. SuDS would be incorporated to manage the quantity and quality of surface water runoff, while lighting would be designed to minimise spill and disturbance. Taking account of the nature of the Proposed Development, the embedded mitigation and the findings of the supporting assessments, significant effects on population and human health are not considered likely.
5. Water Resources				
5.1 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	**Y**	Parts of the Site are underlain by a Secondary A aquifer and are located within groundwater SPZ 1 and 2c. Groundwater levels and groundwater flood risk for the Site is currently unknown but will be confirmed in a Flood Risk Assessment which will be submitted with the planning application. In regard to flood risk from rivers, the Site is located primarily within Flood Zone 1 which has a low probability of flooding. The eastern parcel and	**N**	The planning application would be supported by a Flood Risk Assessment and Surface Water Drainage Strategy which would detail any mitigation measures required. Consequently, significant effects are not considered likely.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
of their volume and flood risk?		small section along the western boundary of the Site are located within Flood Zone 2 and 3. The majority of the Site has a very low surface water flood risk. There are areas of higher surface water flood risk in the eastern parcel and around the drainage ditch, and in smaller pockets around the Site.		
6. Biodiversity (Species and Habitats)				
6.1 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)).	**Y**	**Construction** There are no European statutory sites of nature conservation within 10 km of the Site and one Nationally designated site approximately 660 m west, which is designated for its geological value rather than ecological value. This is therefore unlikely to be affected by construction activities associated with the Proposed Development. There are several trees on the Site, including four veteran trees. There is also a stretch of deciduous woodland (priority habitat) adjacent to the eastern boundary of the Site. Construction activities have the potential to result in indirect effects on these trees / woodland if not mitigated. **Operation** During operation, increased recreational activity within the public open space and along new pedestrian and cycle routes, together with external lighting, could disturb retained habitats and species using the Site, particularly bats, badgers and breeding birds, if not appropriately managed.	**N**	**Construction** The planning application will be supported by a PEA and protected species surveys. Construction effects would be managed through the implementation of a CEMP which would include measures to protect trees and hedgerows and buffers to sensitive habitats. Consequently, significant effects are not considered likely. **Operation** The Proposed Development includes substantial areas of habitat creation, woodland planting, SuDS features and buffers to retained trees. In addition, the Proposed Development will include delivery of at least 10% Biodiversity Net Gain from woodland and meadow creation. The western, northern and eastern extents of the Site would remain undeveloped and managed for biodiversity enhancement / public open space. Taking this into account, significant effects on designated and non-designated ecological features are not considered likely.
6.2 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?	**Y**	**Construction** The Site comprises predominantly agricultural land with hedgerows and trees along the field boundaries. Ecological surveys recorded bats, an active badger sett and farmland and hedgerow bird species, including species of conservation concern. Previous surveys found no evidence of dormice, reptiles or great crested newts within the Site, although suitable habitats and records occur in the wider landscape. Construction activities therefore have the potential to result in habitat loss,	**N**	**Construction** The planning application will be supported by a PEA and protected species surveys. Construction effects would be managed through the implementation of a CEMP which would include measures to protect trees and hedgerows and buffers to sensitive habitats. Consequently, significant effects are not considered likely. **Operation** The Proposed Development includes embedded mitigation measures to mitigate impacts on protected species including:

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		disturbance, or direct impacts if appropriate mitigation measures are not implemented. **Operation** Once operational, potential effects would be limited recreational use of outdoor spaces and lighting impacts. This has the potential to cause disturbance if not sufficiently mitigated.		• Retention of hedgerows where practicable and buffers around hedgerows and treelines; • Retention of all veteran trees; • Buffers around the River Arun corridor; • Buffers around badger setts; • Low level lighting along habitat corridors; and • Habitat creation and biodiversity enhancement. Consequently, significant effects are not considered likely.
7. Landscape and Visual				
7.1 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? Where designated indicate level of designation (international, national, regional or local).	**Y**	The Site is not located within a National Landscape. The closest National Landscape is the High Weald National Landscape located approximately 5 km east of the Site. The Site is not located within any non-statutory designations, such as the Green Belt.	**N**	To mitigate against potential landscape impacts, the Proposed Development incorporates the following measures: • Where possible, on-site trees will be retained, particularly mature/veteran trees and those identified as being higher value. • Strategic planting to the north of the Site to further screen the Proposed Development. • The western, northern and eastern parcels of land within the Site will remain undeveloped and utilised as public open space. Through the implementation of the above mitigation measures, significant effects are not considered likely.
7.2 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?)	**Y**	The Proposed Development is likely to be visible from PRoWs, nearby residential properties and surrounding roads. A PRoW crosses the Site from west to east, meaning users would have direct views of the Site. The surrounding landscape is relatively flat, rising towards the south and north approximately 2 km from the Site. The ZTV extends over 4km from the Site. Therefore, whilst visibility is likely to be greatest from receptors within and immediately adjacent to the Site, potential longer-distance visibility may occur from areas within the wider landscape.	**N**	The Proposed Development includes embedded measures to mitigate against landscape and visual impacts, including landscape planting buffers and retention of existing vegetation where possible. The planning application will be supported by a Landscape and Visual Impact Assessment (LVIA) which will assess potential landscape and visual effects from representative viewpoints and identify any further mitigation required. Consequently, significant effects are not considered likely.
8. Cultural Heritage/Archaeology				

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
8.1 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).	**Y**	**Construction** Within 2 km of the Site there are 83 listed buildings, the closest of which are the Grade II Mill Cottage and Mill House buildings, and Lyons Farmhouse and Ashlands Farmhouse on Lyons Road. Construction activities therefore have the potential to affect the setting of nearby heritage assets. The potential for previously unrecorded archaeology, and the likelihood and significance of any effects arising from ground disturbance, will be established through the Archaeological Desk-Based Assessment supporting the planning application. **Operation** The Proposed Development has the potential to affect the setting of nearby designated heritage assets and views to and from those assets.	**N**	**Construction** The planning application will be supported by an Archaeological Desk Based Assessment and Heritage Statement. Where required, mitigation measures would be implemented, including potential further archaeological investigation and recording. Construction effects would be temporary and managed through standard construction controls such as a CEMP. Significant effects are not considered likely. **Operation** The Proposed Development incorporates mitigation measures such as the retention of trees and additional planting to screen the Proposed Development from nearby heritage assets. The Archaeological Desk Based Assessment and Heritage Statement will inform the final layout and mitigation strategy. Taking these measures into account, significant effects on heritage assets, their settings and archaeological interests are not considered likely.
9. Transport and Access				
9.1 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?	**Y**	**Construction** There is a PRoW (Footpath SLD 1405) which crosses the centre of the Site. The construction phase may involve temporary disturbance for users of the PRoW, related to noise and dust emissions. It is not anticipated that there would be any direct impact on the PRoW (such as temporary diversions) due to its location within the Site. **Operation** Once complete, the PRoW would be integrated into the design of the Proposed Development, within the public open space areas. In addition, the Proposed Development includes new footpaths/cycle routes which would increase connectivity to the existing PRoW network.	**N**	**Construction** Any effects on PRoWs and recreational routes during construction would be temporary and managed through the CEMP and CTMP. Where required, signage and other measures would be implemented to maintain safe access for users. Given the temporary nature of the works and availability of mitigation measures, significant effects are not considered likely. **Operation** The Proposed Development includes the provision of new footpaths and cycleways, improving connections to the wider PRoW network. As a result, the long-term effect on public access and recreation is expected to be beneficial but not significant.
9.2 Are there any transport routes on or around the location which are	**Y**	**Construction** The local highway network surrounding the Site is used by existing residents and businesses. Construction works	**N**	**Construction** Construction effects would be temporary and managed through the implementation of a CTMP which would set out

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
susceptible to congestion or which cause environmental problems, which could be affected by the project?		would generate additional HGV and private vehicle movements, which may temporarily increase traffic levels and cause disruption on local roads if not mitigated. **Operation** Once complete, the Site would generate additional vehicle movements associated with the residential properties. The Site would be accessed from Five Oaks Road, with opportunities to improve walking and cycling infrastructure within the Site.		construction vehicle routing and traffic management measures. Given the temporary nature of the construction activities and the mitigation measures set out in the CTMP, significant effects are not considered likely. **Operation** The planning application will be supported by a Transport Statement which will assess the effects of traffic on the surrounding highway network and identify any mitigation required. The Proposed Development also includes measures to encourage sustainable travel, including new walking and cycling infrastructure. Taking these measures into account, significant effects on the local transport network are not considered likely.
10. Land Use				
10.1 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.	**Y**	**Construction** The Site is located adjacent to some residential properties on Lyons Road and those adjacent to the River Arun in the east. Community facilities within the surrounding area include several schools, a leisure centre, and GP surgeries. These facilities are all a sufficient distance (over 1km) from the Proposed Development that they are unlikely to be impacted by construction activities. **Operation** Once operational, the Proposed Development would increase the resident population in the area, potentially increasing demand for existing community facilities and services such as education and healthcare.	**N**	**Construction** Due to distance from existing community facilities, no direct effects on existing community facilities are anticipated throughout the construction phase. **Operation** The capacity of relevant community facilities would be considered through the planning application process, in consultation with the relevant service providers. Given the small scale of the residential development, the additional demand placed on community facilities is expected to be limited and the magnitude of any associated impact is therefore unlikely to be sufficient to give rise to significant effects. Where necessary, mitigation would be secured through appropriate planning obligations. Consequently, significant effects are not considered likely.
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	**Y**	There are approved developments within the surrounding area which represent future land uses that could interact with the Proposed Development, including where construction periods overlap. These developments are identified in Table 3.1 and would form part of the future development context of the area, potentially contributing to changes in local land use, population and demand for	**N**	The approved developments identified in Table 3.1 form part of the planned future development context of the surrounding area. Having regard to the nature and small scale of the Proposed Development, and the limited additional demands and environmental change that it would generate, interaction with these future land uses is not considered likely to result in significant environmental effects. The potential for cumulative

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		infrastructure and community facilities. The potential for cumulative effects with other developments is considered further in Section 12.1 of this table.		effects is considered further in Section 12.1. Significant effects are therefore not considered likely.
11. Land Stability and Climate				
11.1 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?	**N**	The Site is not in a location susceptible to earthquakes, subsidence, landslides, or extreme/adverse climatic conditions.	**N**	Significant effects are not considered likely.
12. Cumulative Effects				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts during the construction / operation phase?	**Y**	**Construction** The cumulative developments identified in Table 3.1 comprise a mix of residential, education, employment, retail/leisure and leisure schemes, with the closest being the continuing care retirement community at Land at Wellcross Farm approximately 15 m south of the Site and the RMA at Land at Lower Broadbridge Farm approximately 30 m east. There is potential for construction programmes to overlap with the Proposed Development, particularly where reserved matters or subsequent phases remain to be implemented. In such circumstances, temporary cumulative construction effects could arise in relation to construction traffic, noise, dust and general disturbance to shared receptors, including nearby residential properties, users of local roads and users of the PRoW network. **Operation** Once operational, potential cumulative effects could arise where the effects of the Proposed Development interact with those of the developments identified in Table 3.1. The principal potential pathways relate to traffic and transport, demand on local infrastructure and community	**N**	**Construction** Potential cumulative effects during construction would be temporary and localised. Where relevant, these would be controlled through standard construction management measures secured through a CEMP and CTMP, including construction traffic routing, working methods and appropriate environmental controls. Given the scale and nature of the Proposed Development, the temporary nature of construction activities and the application of these measures, significant cumulative environmental effects during construction are not considered likely. **Operation** The planning application will be supported by proportionate technical assessments, including a Transport Statement, which will consider other relevant committed or reasonably foreseeable development where appropriate. Given the scale and nature of the Proposed Development, and having regard to the anticipated scale of environmental effects and potential for interaction with other development, the Proposed Development is not considered likely to give rise to significant cumulative environmental effects during operation.

Part 1 - Question	Part 2 - Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		Part 3 - Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
		facilities, landscape and visual effects, ecological effects and drainage, where relevant to shared receptors.		
13. Transboundary Effects				
13.1 Is the project likely to lead to transboundary effects?	**N**	The project is not likely to lead to transboundary effects.	**N**	Significant effects are not considered likely.

4 Conclusion

4.1.1 The Proposed Development falls within Schedule 2, paragraph 10(b) of the EIA Regulations as an 'urban development project'. The Proposed Development exceeds the applicable Schedule 2 thresholds by virtue of the number of dwellings proposed and the overall area of the Site. The Site is not located within a 'sensitive area', as defined by Regulation 2 of the EIA Regulations.

4.1.2 The potential for likely significant environmental effects has therefore been considered having regard to the characteristics and location of the Proposed Development, the characteristics of its potential effects and the relevant selection criteria set out in Schedule 3 of the EIA Regulations. As demonstrated by the screening assessment in **Table 4.1**, while a range of environmental effects may arise during construction and operation, these are anticipated to be predominantly localised and/or capable of being appropriately avoided or reduced through the design of the Proposed Development and the mitigation measures identified within this Screening Report.

4.1.3 The potential for cumulative effects with existing and approved development has also been considered. Although there is potential for interaction, particularly where construction programmes overlap and through operational effects such as traffic and demand on local infrastructure, the assessment does not identify the potential for these effects to become significant in EIA terms.

4.1.4 Accordingly, having regard to the nature, size and location of the Proposed Development, the environmental sensitivity of the Site and surrounding area, and the characteristics of the potential effects identified, it is considered that the Proposed Development is not likely to have significant effects on the environment. The Proposed Development is therefore not considered to constitute 'EIA development' for the purposes of the EIA Regulations.

4.1.5 We look forward to receiving your Screening Opinion within the statutory three weeks as prescribed in the EIA Regulations.

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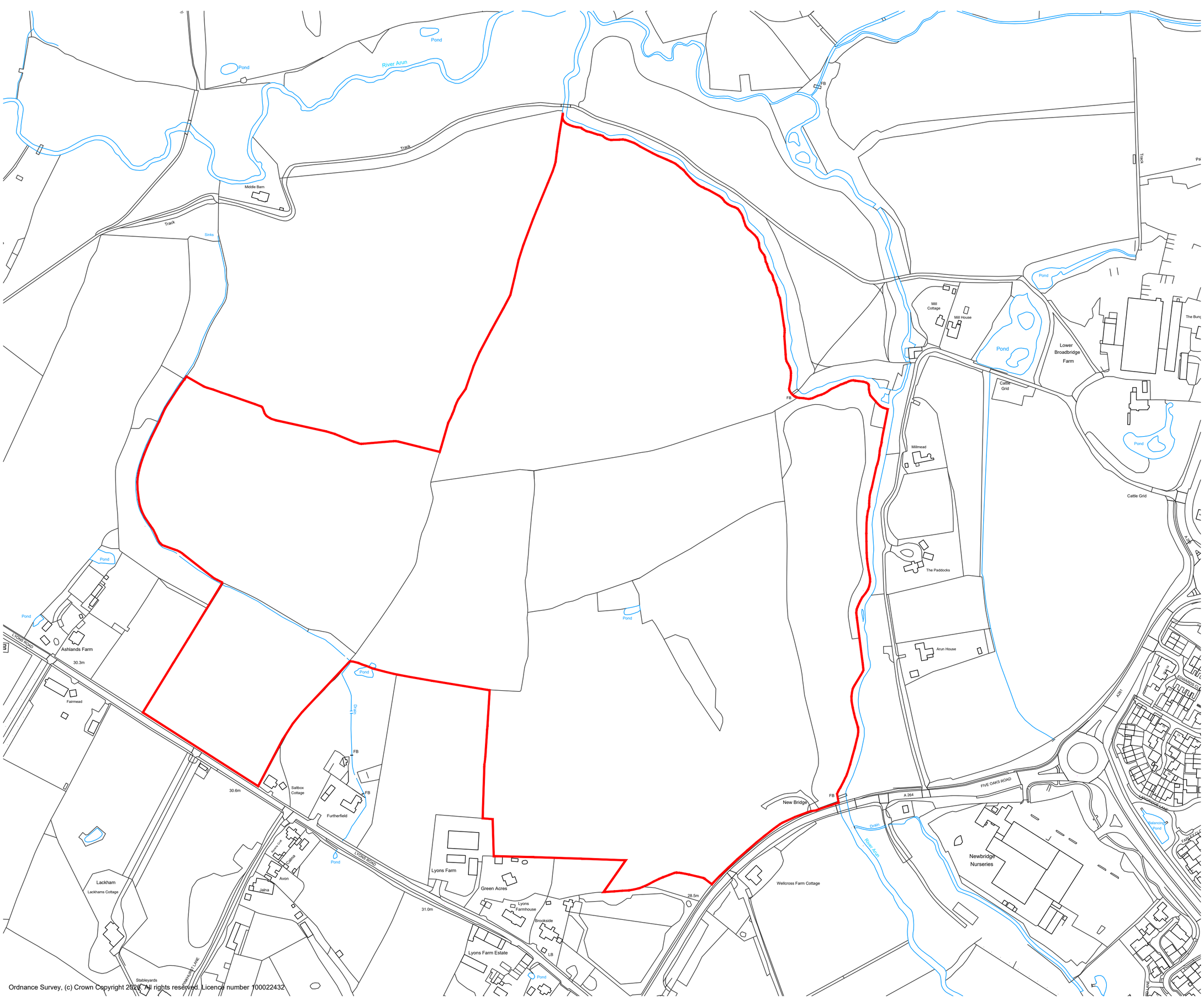
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Appendix A Site Location Plan



N

Site boundary

0 metres 100
(1:2,500)

Project
Land at Lyons Farm, Broadbridge Heath

Drawing Title
Site location plan

Date	Scale	Drawn by	Check by
11/08/2016	1:2,500 at A2	TB	JB

Project No	Drawing No	Revision
1620	001	V1

Mosaic