

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

1. CASE DETAILS			
Case Reference	n/a	Brief description of the project / development	Solar Farm with associated equipment – land at Ewhurst Manor Farm, Shermanbury, West Sussex RH13 8HG
Applicant	ILOS New Energy UK Ltd		
LPA	Horsham 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)			n/a
Is the project Schedule 2 development under the EIA Regulations?			Yes.
If YES, under which description of development in Column 1 and Column 2?			Column 1: Sub-section (a) 'Industrial installations for the production of electricity, steam and hot water.' Column 2: The area of the development exceeds 0.5ha.
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			No.
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			Yes.
If yes, which applicable threshold/criteria?			The area exceeds the applicable threshold and criteria within Column 2, i.e. the area of the development exceeds 0.5ha
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?			n/a

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.
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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?	No	Given its nature, the proposed development is unlikely to require any significant excavations or groundworks that would materially change the topography of the site and its surroundings.	N/A	
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	The photovoltaic arrays and associated development will occupy circa 20.84ha of Grade 3 and 4 agricultural land as per Natural England's current Land Classification maps. These will be restored following termination of operation of development.	No	The proposed development will be on a temporary basis, and any losses are expected to be minimal due to the availability of similar land in the wider area. Once the use of the land for the solar farm has ceased, the land will be returned to agricultural use as the development is fully reversible. With the land having a period of time to rest following intensive agricultural activity, it is generally accepted that the health of the soil profile within the site will improve over the lifetime of the solar farm.
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	Potential impact on Best & Most Versatile agricultural land.		As noted above. The majority of the site is identified as grade 3 land - further assessments are required to determine whether or not this constitutes BMV land. Once the use of the land for the solar farm has ceased, the land will be returned to agricultural use as the development is fully reversible. With the land having a period of time to rest following intensive agricultural activity, it is generally accepted that the health

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				of the soil profile within the site will improve over the lifetime of the solar farm.
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	On decommissioning the site may result in solid waste (e.g. PV panels, concrete hardstandings, security fencing, etc.)	No	The appropriate recycling and/or disposal of any waste can be secured through the conditioning of a decommissioning plan/strategy should planning permission be granted.
7. POLLUTION AND NUISANCES				
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No	Given the nature of the development, there is little risk of the release of air-borne substances/pollutants.	N/A	
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	There are potential risks of noise, dust and vibration, primarily within the construction phase of the development, although there will be a consistent level of noise generated during the operational phase of the development from the associated transformers and inverter.	No	Solar Farm installations mainly operate at ambient temperatures without the release of light, heat, energy or electromagnetic radiation. Any noise generated during and post construction is expected to be limited and of a limited duration (total construction period 12 months). Although there are a limited number of dwellings within 50m of the site boundary most parts of the site are >250m from potentially sensitive premises. The applicant will submit a Noise Impact Assessment as part of the application. Any recommended noise impact mitigation measures (including the positions/ locations of noise-generating plant and/or landscaping) can be incorporated within the design and landscaping of development, and secured through conditions, where appropriate to do so. Noise, dust and vibration will be predominantly limited to the movements of HGV's travelling to, from and around the site during construction,

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				but this will be temporary in nature. Measures (including dust suppression and noise monitoring) included within an agreed Construction Environmental Management Plan will help to mitigate the impacts of noise, dust and disturbance during the construction phase of the development. No significant noise, dust and other emissions would be expected during the operational phase of the solar farm with minimal vehicle movements only associated with maintenance. There will be no other emissions from the site (air or water).
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	But only associated with the disposal of materials following cessation of operations. In general, the materials and products used for such solar farm developments do not represent a risk of contamination, particularly during the operational life of the development, although there is a small likelihood/risk of contamination post-development if materials are not appropriately disposed of and/or recycled.	No	Appropriate recycling and decommissioning of materials after the operational life of the development can be secured as part of any future planning permission to mitigate the risk of ground and water contamination following cessation of operations on site. Although ground and water contamination risk is considered to be low, a Construction Environmental Management Plan (CEMP) will include pollution prevention measures during the construction phase of the development which should therefore further reduce the likelihood of any significant contamination event as a result of the proposed development.
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		N/A	

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8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No The nature of the development operation would make the risk of major accident during construction, operation and decommissioning minimal. Yes Risk of accidents as a result of glint and glare is considered minimal to motor vehicles due to the nature of the roads and screening of the site from surrounding areas due to effective landscaping and to aircraft due to distance from airfields/airports .	N/A No Risk of accidents affecting drivers from glint and glare is minimal due to effective screening of site as part of development proposals. Any roads potentially affected are close to the site and have low average traffic speeds. A full glint and glare assessment will be provided in support of a planning application and any potential issues or concerns identified will be mitigated as part of the final proposals.
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 See responses above Qs 7.1, 7.2 & 7.3	N/A
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes A small pocket of the site is at risk of surface water flooding. No solar will be developed on areas susceptible from flooding by rivers and sea.	No The applicant will submit a Flood Risk Assessment as part of the planning application to ensure all risks are mitigated. The proposal will include appropriate SUDS measures.
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	No There are no statutory environmental designations impacting the site. The site is within an SSSI impact zone however the closest environmental designation is Horton Clay Pit SSSI, which is located 6.4km south of the site as such impacts are considered unlikely. Other	N/A Given the nature of the development and the distance to environmental designations involved, no significant effects of the development on this site are considered to be likely.

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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))).	designations in the wider area include the following: • Wolstonbury Hill SSSI (8.4km away) • Beeding Hill to Newtimber Hill SSSI (8.5km away) • Chanctonbury Hill SSSI (9.8km away) • St. Leonard's Forest SSSI (10.1km away) • Ditchling Common SSSI (11.8km away) • Sullington Warren SSSI (12.3km away) • Chantry Mill SSSI (12.8km away) There is ancient woodland to the north of the site including Parkminster Wood located circa 275m from the northwest of the site and a small section of woodland at Hangers Wood is approximately 70m from the north/northeastern boundary of the proposed solar array. There is also Deciduous Woodland, (Priority Habitat) in the surrounds of the site. There are TPO's that run adjacent to the southern boundary of the site which will require consideration to ensure sufficient development buffers.	An arboricultural impact assessment would be submitted with any future planning application to ensure that any damage to trees/vegetation is avoided and mitigated against, as required.
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 A preliminary ecological survey will be undertaken to accompany the planning application which will confirm if there are any protected flora or fauna on the site and mitigate impacts as required. The development will also include proposals for significant enhancement of biodiversity net gain (BNG) in excess of the minimum 10% required.	No As noted, ecological surveys are still to be undertaken to confirm the presence of any protected species on site. Given the nature of the development proposals, significant effects are considered unlikely and potential impacts will be appropriated mitigated.

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11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).	Yes No sites or areas designated or protected for landscape or scenic value are located on the site. The site is situated approximately 4.3km away from High Weald National Landscape. It is approximately 5.6km away from South Downs National Park. There is no intervisibility between the site and these designated areas.	No A Landscape and Visual Impact Assessment should be prepared to understand any impact upon the statutory designations, landscape character and appearance of the local area, including consideration of views from the various agricultural holdings and residences which are situated around the site.
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?)	No Site would be visible to some nearby residents and users of public rights of way adjacent to site.	No Numbers with potential views of the site are limited and impacts will be mitigated with landscaping and screening. As a result, the development will not be highly visible to many people.
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level	Yes The site is not located within any statutory/non-statutory designated cultural heritage sites. However, surrounding the site, there are various listed buildings, eight of which are grade II. There is one grade I listed building: The Gateway and Porters Lodge (Historic England Ref 1194178) located approximately 210m southeast of the southernmost part of the proposed development. At this location, there is also a Scheduled Monument, 'Moated site at Ewhurst Manor' (Historic England Ref 1009868).	No Additional landscaping will further reduce any potential intervisibility of the western side of the proposed development and Listed Buildings. The proposed solar array would be a minimum of 350m from the Scheduled Monument with limited existing intervisibility which would be further mitigated with additional landscaping. A Heritage Statement will be submitted as part of the planning application to fully consider potential impacts on the historic character of

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

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of designation (international, national, regional or local).		The closest Conservation Area, Henfield Conservation Area, is located approximately 3km away from the site.		the surrounding areas and their associated heritage assets. In terms of archaeology, a desk based archaeological assessment will be undertaken, as required. However, due to the Site's use for agricultural purposes, any archaeological features may have previously been disturbed and it is unlikely that the proposed development will result in any significant impacts.
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	Two Public Rights of Way (PRoWs) run adjacent to the lower boundary and between the northern two parcels (path references SHE-2377 and SHE-2378).	No	Public access along the public rights of way within proximity to the site will be maintained and access will not be affected although, during construction, there will be a temporary diversion of the existing PROW through the site. There may be adverse impacts on the visual amenity of users of these public footpaths. The potential impact upon users of the PROWS will require careful consideration during construction and operation of the solar farm to minimise and mitigate potential adverse impacts.
13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	Existing routes are rural roads serving local properties and businesses characterised by low traffic volumes	N/A	Given the relatively low amount of vehicle movements generated by solar farm developments during the operational phase of the development, the development is not considered likely to have any impacts on traffic flows on the surrounding road network. A Construction Traffic Management Plan will be prepared to ensure no adverse traffic impacts in the locale.
14. LAND USE				
14.1 Are there existing land uses or community facilities on or around the	Yes	The locale is largely rural in nature. The solar array will be constructed on agricultural fields.	No	The residential properties and commercial buildings within the locale are a sufficient

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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.		The site is circa 170m northeast of the village of Shermanbury. To the west of the site along Brighton Road and in Woodside Close there are many residential dwellings. The closest residential dwellings are within circa 30m.		distance from the development to not be significantly affected by the 'day-to-day' operation of the proposed development. Any potential impacts during the construction phase of the development can be appropriately managed and mitigated through the implementation of the Construction Traffic Management Plan to be submitted with the planning application, while any noise impacts are likely to be able to be appropriately mitigated through securing the implementation of any noise mitigation measures within the Noise Impact Assessment to be submitted with the planning application.
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?	Yes	As part of any application process, a cumulative impact assessment will be undertaken to identify any major existing or approved applications within the vicinity of the site, which may give rise to significant cumulative effects. The applicants are not aware of any unimplemented consents for similar	No	The full visual and landscape impact of the proposed development will be assessed with a detailed landscape and Visual Impact Assessment together with an assessment of potential glint and glare impacts. This will take into account potential cumulative impacts.

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		developments within 3 kms of the proposed site. No other proposed solar or other energy projects, including Nationally Significant Infrastructure Projects (NSIP), are identified within proximity to the site or the wider area at the time of writing. However, the assessment of cumulative and interactive effects is an iterative process, and potential effects will continue to be assessed as the planning application and design of the project continues to evolve and we welcome the Council's input into this to help inform any future assessment and planning application.		
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

The development is not considered to be likely to have significant environmental effects.

19. SCREENING DECISION

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

N/A

Is it necessary to issue a SD?

Yes

Is an ES required?

No

20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)**OUTCOME**

Is likely to have significant effects on the environment

No

Not likely to have significant effects on the environment

Yes

Environmental Statement not required

More information is required to inform direction

No

21. REASON FOR SCREENING

At the request of the applicant. The applicant has stated in the supporting statement that the proposals constitute Schedule 2 development as the site area exceeds the applicable threshold and criteria within Column 2. A Screening Opinion is therefore sought from Horsham District Council.

NAME

Dan Chalk

DATE

27/01/2026