

Environmental Impact Assessment Screening Report

Land north of Rectory Lane, Ashington

July 2026



Turley

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Figure 1: Site Location Plan

Document Version	Author	Reviewed By	Approved By
V1	MM	Client Team	MM

1. Introduction

- 1.1 Turley, acting on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (the Applicant), have prepared this Environmental Impact Assessment (EIA) Screening Report to accompany an outline planning application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure (the Proposed Development) on land to the north of Rectory Lane (the Site), in Ashington, West Sussex. The Site, shown on **Figure 1**, encompasses 7.39 hectares (ha).

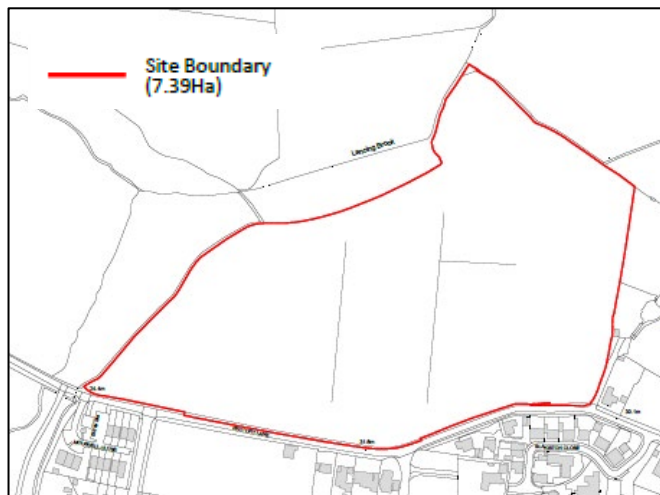


Figure 1: Site boundary

- 1.2 This screening report has been prepared in accordance with Part 2 of the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended)ⁱ (hereafter referred to as the EIA Regulations) and will be submitted to Horsham District Council (HDC) in support of the forthcoming planning application.

The EIA Regulations

- 1.3 In order to be considered 'EIA Development' proposals must fall within the definitions of development set out in Schedules 1 and 2 of the EIA Regulations. Case law has established that the EIA Regulations have a broad purpose and scope, and the Schedules are not to be considered in a narrow manner e.g. demolition activities, while not specifically listed, may be considered EIA Development. Schedule 1 development relates to large scale processes and activities, e.g. the construction of new power stations, that would result in significant effects on the environment and therefore there are no accompanying thresholds as seen in Schedule 2. Schedule 2 relates to development that may have significant effects on the environment depending on the scale and location of the development and the characteristics of any potential effects

from the development. The thresholds in Schedule 2 do not apply if a site is located in a 'sensitive area'¹. The Site is not in a sensitive area.

Need for EIA Screening

- 1.4 The Proposed Development falls under Schedule 2, 10(b)(iii) as an '*urban development project*'. As outlined within the EIA Regulations and Planning Practice Guidance (PPG), exceedance of the threshold/criteria does not automatically mean that a proposal is 'EIA Development', but rather that the "*...proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required*"ⁱⁱ.

Report Structure

- 1.5 In order to determine the potential for likely significant effects for development identified as falling within Schedule 2, local planning authorities should use the criteria set out in Schedule 3 of the EIA Regulations. The Schedule 3 criteria of the EIA are as follows:
- Characteristics of the development;
 - Location of the development; and
 - Types and characteristics of potential impacts.

- 1.6 **Table 1.1** sets out the information required under Regulation 6, Paragraph 2 of the EIA Regulations and its location within this Screening Report.

Table 1.1: EIA Screening Requirements, Regulation 6

EIA Regulations 2017 – Regulation 6	Location in Screening Report
<i>“(a) a plan sufficient to identify the land</i>	Figure 1
<i>(b) a description of the development, including in particular;</i> <i>(i) a description of the physical characteristics of the development and, where relevant, of demolition</i> <i>(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected</i>	Chapters 2 and 3
<i>(c) A description of the aspects of the environment likely to be significantly affected by the development</i>	Chapters 2 and 4
<i>(d) To the extent of the information is available, a description of any likely significant effects of the development on the environment resulting from;</i>	Chapters 2, 3 and 4

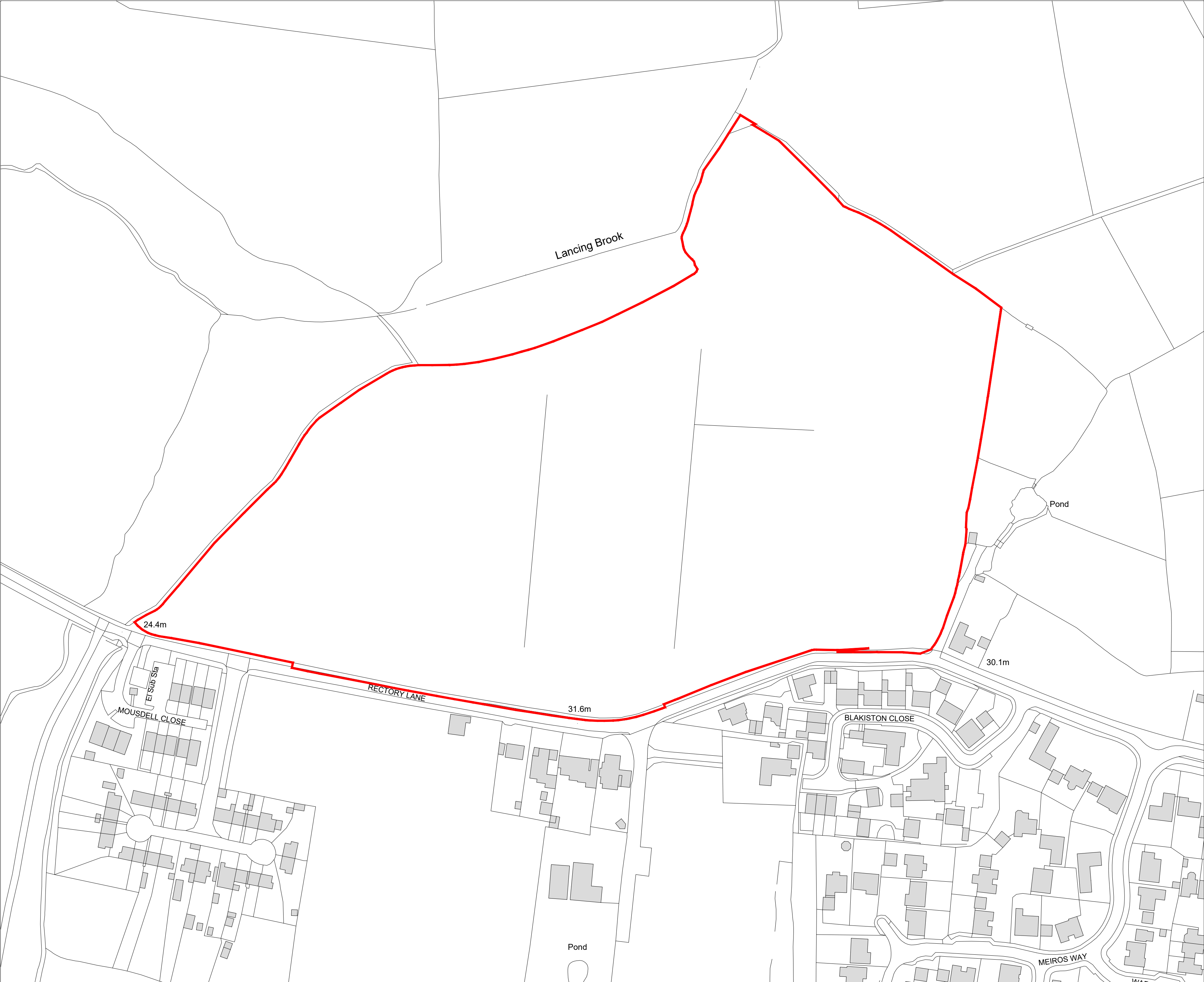
¹ Site of Special Scientific Interest / National Parks / National Landscapes (formerly Areas of Outstanding Natural Beauty) / World Heritage Sites / Scheduled Monuments / The Broads / Special Protection Areas and Special Areas of Conservation

(i) The expected residues and emissions and the production of waste, where relevant

(ii) The use of natural resources, in particular soil, land, water, and biodiversity

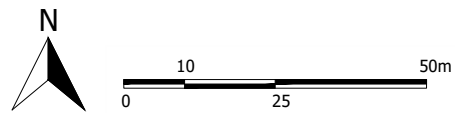
<i>(e) Such other information or representations as the person making the request may wish to provide or make, including any features of the development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”</i>	Chapter 6
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- 1.7 The information herein is sufficient to inform HDC’s Screening Opinion in accordance with Regulation 8(1) of the EIA Regulations.



Date	Rev.	Revisions
07/07/26	A	Red line change at access points, and northern tip as per title

Site Boundary
(7.39Ha)



Project		
Land north of Rectory Lane Ashington		
Title		
Site Boundary		
Job	Drawing No.	Rev.
26001	01	A
Drawn	Scale	Date
TS	1:1250@A2	07/2026



37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567

2. Site and Surrounding Area

- 2.1 The baseline conditions on the Site and in the surrounding area have been identified through a review of available online databases and technical reporting undertaken for the Proposed Development planning application.

Site Context

- 2.2 The Site is located to the north of Rectory Lane, on the north western edge of Ashington. It comprises agricultural land of approximately 7.39 hectares.
- 2.3 The Site abuts the urban edge of Ashington and is well contained by trees and hedges. The site is bounded by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundary is bounded by hedgerows, trees and a ditch network including a tributary of the Lancing Brook. There are two lines of trees running north-south within the site that subdivide the site.
- 2.4 The topography of the site slopes gradually northwards from c.26- 31m AoD along Rectory Lane to 21.64 AoD in the northern most point of the site.
- 2.5 A low voltage power line crosses the centre of the site and continues northwards. It is proposed that this power line will be diverted underground.

Environmental Baseline Conditions

- 2.6 A detailed review of baseline conditions, set out in **Table 2.1**, has identified the features against which any screening consideration needs to be made.

Table 2.1: Key Characteristics of the Site

Technical topic	Summary
Biodiversity	• No statutory or non-statutory ecological designations are located on or adjacent to the Site. • The closest designations comprise: ○ Sullington Warren Site of Special Scientific Interest 3.2km to the south-west of the Site, and ○ Arun Valley Special Protection Area, Special Area of Conservation and Ramsar site 6.4km to the west. • The Site is in a SSSI Impact Risk Zone but residential development does not require consultation with Natural England; • The Mens SAC is located 11.3km to the north west and the Site is within the outermost extent of a 12km 'wider conservation area' - the full extent of Barbastelle bats foraging area range;

Technical topic	Summary
	- Habitat surveys undertaken on the Site have identified important mature treelines, well-developed hedgerows, and Lancing Brook, a tributary of the Adur. - Species recorded on the Site include bats, dormice, slow worms, overwintering and breeding birds. The Site includes potential for great crested newts.
Landscape and views	- There are no landscape-related designations on or directly adjacent to the Site. - The South Downs National Park is located 5km to the west. - There are no Tree Preservation Orders on the Site. Group TPO (TPO/1060 Oakwood Copse) is located to the north east of the Site, and group TPO (TPO/0822 Land West of Ashington) is located to the south east, south of Rectory Lane. - Appraisal work undertaken in support of the planning application for the Proposed Development has identified that the site is highly contained with restricted opportunities for views as a result of the undulating nature of the surrounding topography and existing surrounding dense vegetation. Specifically: - Views from Rectory Lane are filtered by existing boundary vegetation. - Views from public footpath ASH 2490 to the north and north west are limited to boundary vegetation by intervening field boundaries and the slope of the topography. - Views from the higher ground at Warminghurst to the west are for the most part prevented by intervening vegetation.
Built Heritage and Archaeology	- There are no designated archaeological features within or directly adjacent to the Site, and the Site does not lie within an Archaeological Notification Area. - The closest above ground heritage features comprise two Grade II Listed Buildings: 'West Wolves Farmhouse' circa 250m to the north of the Site, and 'Laurel Cottage Orchard Cottage' c. 250m to the east of the Site. - The closest scheduled monuments to the Site comprise: a 'Moated Site to the north west of West Wolves Farm', 730m to the north of the Site; and a 'Roman Building 200 yards north west of Spring Copse', 750m to the south of the Site. - Little Thakeham Grade II* Registered Park and Garden is 1.6km to the south-west.
Flood Risk and Water Resources	The Site is located entirely in Flood Zone 1 and is at low risk of flooding from fluvial sources, with the exception of land adjacent to Lancing Brook.

Technical topic	Summary
	• The Site is also at low risk of flooding from pluvial (surface water) sources. • The Site was located in an area designated as the Sussex North Water Resource Zoneⁱⁱⁱ however, on 9th October 2025, it was announced that Natural England's advice requiring developers to demonstrate water neutrality will be withdrawn from 1st November 2025^{iv}. • The Site is not in or adjacent to a groundwater Source Protection Zone.
Noise and Vibration	• There are no existing noise sources on or adjacent to the Site with the exception of intermittent local road traffic on Rectory Lane and further afield on A24, as well as noise associated with typical semi-rural locations including bird song, breeze through trees, and domestic noise associated with residential dwellings.
Air Quality	• The Site is not in or close to an Air Quality Management Area (AQMA). • The nearest AQMA is Horsham District Council No1 AQMA approximately 4.5km to the south-east of the Site.
Agricultural Land	• Natural England high level mapping of Best and Most Versatile agricultural land identifies the Site as comprising land classified as either 'poor' and/or 'good to moderate'. At 7.39ha, the Site comprises less than 20 hectares of BMV land^v.
Ground Conditions and Contamination	• On-site contamination is expected to be limited due to lack of historical development. Made Ground (i.e. areas where the natural, undisturbed soil has been covered or replaced by man-made or artificial materials) may be present in pockets at the Site. There may also be pockets of contamination associated with the agricultural use of the site (i.e. hydrocarbon, pesticides and herbicides). Off-site sources of contamination are also expected to be limited.
Major Accidents and Disasters	• An overhead power line crosses the centre of the Site from north-south.

Identification of Sensitive Receptors

2.7 The following receptors have been identified through assessment work undertaken in support of the planning application:

- On-site habitats and protected species;
- Local and future residents; and
- Pedestrians, cyclists, drivers on Rectory Lane.

3. Proposed Development

Land Use and Heights

- 3.1 The Proposed Development comprises an outline planning application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters are reserved except for access. The majority of the dwellings will be generally 2 storeys however some areas will be up to a maximum of 3 storeys (12.55m above Ordnance Datum). The existing overhead powerline will be re-laid underground as part of the Proposed Development.

Landscape and Biodiversity

- 3.2 The green infrastructure proposals comprise a site-wide landscape strategy which will incorporate sustainable drainage (SuDS) and play space. All existing hedgerows and trees (including the primary tree corridors that run north-south through the Site) will be retained and managed with appropriate root protection areas and significant buffers, with the exception of one moderate-quality mature oak (T24 (B1) which has a trunk diameter of 58cm) which is anticipated to be removed for the installation of the foul water sewer, and four sections of hedgerow to facilitate access. Planting and biodiversity enhancements will include 10% biodiversity net gain.
- 3.3 External lighting will be designed to minimise obtrusive light and light spill to neighbouring uses. Lighting controls and directional fittings will be installed in accordance with best practice guidance^{vi}.

Drainage and Flood Risk

- 3.4 The drainage proposals will include measures such as water capture for garden and landscape watering, permeable paving, raingardens and detention basins, and will restrict runoff from the Proposed Development to existing Qbar greenfield rates for all rainfall events up to and including the 1 in 100-year storm, with a 45% additional allowance for the effects of climate change. The proposed surface water drainage strategy will seek to discharge runoff into the ordinary watercourse / ditch network that currently drains the Site.

Access

- 3.5 Access to the Site for pedestrians, cyclists, and vehicles is proposed via Rectory Lane. Car parking will be provided throughout the Proposed Development in accordance with West Sussex County Council (WSCC) standards. Electric vehicle charging points will be provided for every home.
- 3.6 Active travel will be encouraged throughout the Proposed Development through the provision of a footpath connecting to existing PRow ASH 2607, links to the east and north east, and the implementation of a Travel Plan.

Climate

3.7 The Proposed Development's commitments to climate change will include:

- homes built to the anticipated Future Homes Standard,
- all-electric provision with the specification of individual homes designed in accordance with the Energy Hierarchy,
- electric vehicle (EV) charging points in line with the requirements of Building Regulations Part S, and
- an extensive area of landscaping and green infrastructure aiming to deliver a 10% biodiversity net gain on-site.

Waste

3.8 The Proposed Development will result in operational wastes including typical domestic and municipal waste which will be collected and recycled / disposed of in accordance with WSCC policy.

Demolition and Construction

3.9 Subject to gaining planning permission, construction is anticipated to commence on Site in 2028 and take approximately three years to deliver the Proposed Development.

3.10 There are no substantial structures on the Site requiring demolition therefore the first phase of works will comprise ground clearance and site preparation works including vegetation clearance (with appropriate retention and protection where required), and cut and fill operations to create a suitable development platform and drainage solutions. It is anticipated that cut and fill will be balanced across the Site, limiting the need for import or export of material. Any materials requiring off-site disposal will be subject to chemical analysis and classification and managed in accordance with appropriate waste regulations.

3.11 Where required, ground investigation(s) will be undertaken to confirm underlying ground conditions, the absence / presence, type and distribution of contamination and groundwater conditions. These will be undertaken in line with relevant guidance, such as British Standard 3930:2015⁸ and BSEN1997: Part 2: 2007 Eurocode 7⁹. If required, a remediation scheme will be submitted and agreed upon with HDC in advance of works taking place.

3.12 Standard construction hours are proposed comprising 07:00 – 18:00 Mondays to Fridays, 08:00 – 13:00 on Saturdays, with no works proposed on Sundays or Bank Holidays.

Mitigation

3.13 Regulation 6, Paragraph 2(e) allows for the identification of measures to avoid and/or prevent significant adverse environmental effects;

“A person making a request for a screening opinion in relation to development where an application for planning permission has been or is proposed to be submitted must provide the following-...

...(e) such other information or representations as the person making the request may wish to provide or make, including any features of the Proposed Development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment”.

- 3.14 As part of this appraisal, mitigation measures have only been considered if they are specific, easily achievable and if there is a high degree of confidence in their effectiveness and implementation. The mitigation measures forming part of the development are set out in **Table 3.1** and will be secured through the planning permission directly or through conditions attached to any planning permission.

Table 3.1: Mitigation to be Secured through Planning Permission

Environmental Effect	Mitigation Measure
Demolition / Construction Phase	
Demolition / construction dust, noise, traffic, surface water, views, waste.	A Construction Environmental Management Plan (CEMP), alongside a Construction Traffic Management Plan (CTMP), will be prepared by the principal contractor prior to the commencement of works and submitted to HDC for approval. The CEMP will set out a suite of measures to manage and mitigate potential environmental effects associated with site preparation and construction activities. The documents will adhere to relevant legislation, government policy, best practice guidance, and industry standards (e.g. BS 5228, Institute of Air Quality Management (IAQM) guidance, CIRIA C532/C753, Control of Asbestos Regulations 2012, and the Construction (Design and Management) Regulations 2015)^{vii}). The CEMP will include, but will not be limited to, the following measures: • Installation of temporary barriers near sensitive receptors to manage construction noise, in line with BS 5228^{viii}; • Dust suppression techniques including dampening down, wheel washing, and covered stockpiles in accordance with IAQM guidance^{ix}; • Implementation of temporary drainage controls (e.g. silt traps, bunding) to minimise surface water pollution, aligned with CIRIA C532^x and C753^{xi}; • Management of soil storage to preserve soil quality and avoid contamination; • A Site Waste Management Plan to govern the classification, storage, recycling, and removal of demolition and construction waste, in line with Waste Regulations^{xii}.

Environmental Effect	Mitigation Measure
	• Pre-construction ecological surveys and an ecological watching brief where necessary; • Protection of retained vegetation (trees, hedgerows) using fencing and no-work zones; • Construction traffic routing plans to limit disruption to surrounding areas, including existing residential area of Ashington; • Defined working hours and restricted lighting hours, with construction lighting designed to prevent overspill^{xiii}; • Compliance with the Construction (Design and Management) Regulations 2015 (CDM) for health and safety, including on-site protocols and exclusion zones; and • Measures to promote low-carbon construction, including sustainable procurement of materials and reduced embodied carbon choices where feasible.
Operational Phase	
Landscape and Views	• The design of the landscape strategy will include the following measures: • Retention of the existing boundary ditches, trees and hedgerows wherever possible; • New homes to be set back from the northern and western edge of the Site and this area to be laid out as open space to include ecological enhancements; • New structural tree planting to the north and west to reinforce existing boundary vegetation; and • Boundary vegetation to be retained at the frontage with Rectory Lane save where new access points will be located.
Biodiversity	• A wide range of additional enhancement measures are proposed and measures such as bat and bird boxes, as well as log piles and measures to maintain permeability for hedgehogs will be included. • The Proposed Development will include a Habitat Management and Monitoring Plan.
Built Heritage	• Design measures, including the reflection of the locally established scale and massing of the built development together with a comprehensive landscaping strategy to soften the impact of the Proposed Development will ensure that built heritage impacts are minimised.
Climate	• The Proposed Development will be built to the anticipated Future Homes Standard;

Environmental Effect	Mitigation Measure
	- Homes will undergo overheating assessments in line with Building Regulations Part O to reduce the risk of overheating as a result of increasing temperatures; and - The Proposed Development will be designed to reduce water demand achieving 100l/per person/per day.
Noise	Dwellings will be designed with appropriate acoustic glazing to be determined at the reserved matters stage.

4. Appraisal of Environmental Effects

4.1 The identification of likely environmental effects is based on baseline information presented within **Chapter 2** and has considered likely environmental effects arising from the Proposed Development, as detailed within **Chapter 3**. This appraisal has focused on environmental effects and whether any of these are considered '*likely*' and '*significant*' at receptors. In accordance with Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations, the following environmental 'factors' have been considered:

- Population and human health;
- Biodiversity;
- Land, soil, water, air and climate;
- Material assets, cultural heritage and the landscape; and
- The interaction between the above factors.

4.2 The identification of the effects and potential for likely significant effects are set out in the table below.

Table 4.1: Identification of Likely Significant Effects

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Likely Significant Effect
Population and Human Health		
Increase in employment during construction phase	There will be temporary limited construction employment, which would be beneficial but is not considered to be significant given the scale of the Proposed Development. The Proposed Development predominantly comprises residential uses, therefore there will be no operational employment.	No
Increased demand for education provision (early years, primary, secondary) and health care infrastructure (GPs, dentists, urgent care)	The increase in population due to the Proposed Development could result in additional demand for education facilities and primary healthcare. Where necessary appropriate contributions via a Section 106 agreement will be provided by the Applicant to ensure no significant residual effects.	No
Increased demand for public open and play space	The Proposed Development will include areas of public open space and play space for new residents.	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Likely Significant Effect
Noise and Vibration		
Construction noise on local sensitive receptors and	There is potential for construction activities and traffic to cause noise and disturbance to local residents both existing and in the evolving phases of the Proposed Development. A Noise Impact Assessment undertaken for the proposed development has confirmed that with appropriate measures, such as screening where necessary, noise limits will be met at all receptors. Best practice measures including a CEMP and CTMP will be secured through planning conditions to manage construction traffic and routes and to minimise disruption and noise impacts.	No
Changes to noise environment as a result of traffic generated by the Proposed Development	Noise modelling undertaken at the Site has identified low to negligible effects on future residents. Mitigation measures in the form of suitable glazing will be included in the Proposed Development. With regard to road traffic noise, the Noise Impact Assessment concluded “...the impact of off-site road traffic noise is not considered significant”.	No
Air Quality		
Nuisance and disturbance as result of dust and particulate matter from construction activities	An air quality assessment will be submitted with the planning application. Dust-generating activities will occur during construction. These will be managed using well-established measures defined within a CEMP. Techniques such as dampening down, dust monitoring, and management of stockpiles will be implemented. Given the effectiveness of these measures and the temporary nature of works, no significant air quality effects are predicted.	No
Exposure to increased pollutant concentrations (NO ₂ , PM _{2.5} and PM ₁₀) locally from construction vehicle emissions and operational traffic movements	Road traffic associated with the construction phase is not expected to exceed the Institute of Air Quality Management criteria threshold for significant impacts due to the relatively small scale of these works. Once the Proposed Development is complete and occupied sustainable transport methods will be encouraged, and traffic movements will not be substantial such that significant changes to local air quality would occur.	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Likely Significant Effect
Exposure of new residents to existing poor air quality	The Site is not in, or in close proximity to, an AQMA.	No
Biodiversity		
Change to/loss of valuable/notable habitat within the Site and indirect impacts on protected/notable species utilising on-site habitat during construction and operation	With the exception of the field margins and hedgerows (which will be retained as part of the Proposed Development) the Site has limited ecological value. Habitat loss as a result of the Proposed Development will be off-set by the provision of a significant area of green infrastructure within the northern part of the Site. Mitigation measures will contribute towards the delivery of 10% biodiversity net gain for habitat, hedgerow and watercourse units. Additional wildlife features such as bat, bird and dormouse boxes will increase nesting / roosting opportunities. A Habitat Management and Monitoring Plan will be provided to secure habitat provision for a minimum 30 year period. Overall therefore the Proposed Development not result in significant effects on biodiversity.	No
Water Environment		
Changes to surface water flows and potential for increase in flood risk during construction and operation	During construction, temporary drainage will be implemented where required preventing surface water run-off and minimising flood risk. Appropriate measures will be secured through a CEMP. Once complete the Proposed Development will incorporate SuDS to manage run-off. The strategy will be designed in accordance with appropriate standards and best practice and with a climate change allowance, ensuring no increase in flood risk on or off the Site. All residential development will be located in Flood Zone 1.	No
Ground Conditions		
Exposure to on-site hazardous materials and historic contamination	Given the agricultural nature of the Site significant effects from contamination are not expected.	No
Landscape and Views		
Changes to visual amenity / character of views as a result of construction activities / plant / machinery on-	Mitigation measures to minimise the potential landscape and visual effects of the Proposed Development have been incorporated into the design of the Proposed Development through an iterative design process. The development parcels will be sited within	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Likely Significant Effect
site and new built form; and Changes to on-site / off-site landscape character as a result of construction activities and new built form	the existing field boundaries. Retained mature landscape features will provide a landscape framework and setting for the adjacent housing areas. Landscape, recreation and biodiversity enhancements will be provided within the open space in the north of the Site.	
Heritage		
Loss/disturbance to below ground heritage assets	An Archaeological Desk Based Assessment has been prepared for the planning application. The Site is considered to have a low to moderate archaeological potential for Bronze Age evidence, a moderate archaeological potential for evidence of Roman and Medieval agricultural activity, but low potential for settlement evidence. A low archaeological potential for all other past periods of human occupation has been identified. Further archaeological evaluation will be undertaken in accordance with planning conditions and no significant effects are considered likely.	No
Change to/loss of setting of built heritage assets	A Built Heritage Statement prepared for the planning application has identified that the Proposed Development is unlikely to have any effect on the significance of built heritage assets, with the exception of West Wolves Grade II Farmhouse, for which a likely very low level of harm at the lowest end of the spectrum of less than substantial harm is anticipated, through the erosion of its wider agricultural setting.	No
Climate		
Potential for climate effects	Construction activities will produce embodied carbon, which will be reduced through responsible sourcing and low-emission practices (as embedded in a CEMP). Operationally, the Proposed Development will comply with the relevant Building Regulations and future homes standards at the time of planning permission, and careful selection of construction materials will seek to reduce embodied carbon within the Proposed Development. Climate resilience will be incorporated via sustainable drainage systems, which includes allowance for climate change.	No

Nature of Impact	Magnitude /extent /duration /reversibility / intensity / complexity	Likely Significant Effect
Soil and Agriculture		
Loss of 'best and most versatile (BMV)' agricultural land during construction	At less than 20 hectares significant effects are not expected.	No
Loss/degradation of soil resource	The soils on the Site will be subject to careful management through the implementation of a soil management plan secured through a CEMP.	No
Waste		
Generation of waste during construction and operation	Waste from construction activities will be handled in line with the Waste Hierarchy. Best practice measures will be secured through a CEMP. Operational waste from future residents will be collected in accordance with HDC requirements and appropriate waste storage facilities will be provided.	No
Daylight, Sunlight, Overshadowing, Wind Microclimate		
Changes to existing daylight and sunlight hours and levels of shadowing / changes to wind microclimate conditions.	The Proposed Development is a low-rise scheme with no potential for significant effects in terms of daylight, sunlight, overshadowing of neighbouring buildings or wind microclimate effects.	No
Transport and Access		
Changes to traffic flows, and operation of the local road network, highway during construction and once the Proposed Development is complete and occupied	Traffic associated with the construction of the Proposed Development is not considered likely to result in significant effects and a CTMP secured through planning conditions will effectively mitigate impacts. A Transport Assessment has been prepared to accompany the planning application which has identified the Proposed Development is forecast to generate a modest level of traffic generation. Measures included in the Proposed Development for active travel and reduction of vehicle movements will be secured through the planning consent and / or conditions to the permission.	No

5. Cumulative Effects

- 5.1 In line with Schedule 3 of the EIA Regulations, the “*cumulation of the impact with the impact of other existing and/or approved development*” has also been taken into consideration. This is further supported in PPG^{xiv}, which states:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether 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”.

- 5.2 To identify ‘existing and/or approved development’ a review of the HDC planning portal^{xv} and Nationally Significant Infrastructure Project register^{xvi} has been undertaken focusing on developments of a relevant scale (the threshold for consideration has been the Schedule 2 criteria in the EIA Regulations, at which there is a potential for ‘likely significant effects’).
- 5.3 There is no prescribed distance at which a development could result in cumulative effects. Identification of potential cumulative schemes for this EIA Screening Report has been informed by the sensitivity of the Site and surrounding area (as set out in **Chapter 2**), the nature of the development (**Chapter 3**), and the nature of the potential effects of the Proposed Development (**Chapter 4**). The cumulative project search focussed on applications with a temporal or geographical potential for cumulative effects i.e. those which may have concurrent construction or operational stages with the Proposed Development, or developments with the potential to share common sensitive receptors with the Proposed Development. The list of identified cumulative projects identified is set out in **Table 5.1** and the consideration of cumulative effects is set out in **Table 5.2**.
- 5.4 As part of the Horsham District Local Plan Regulation 19 examination, the Inspector advised^{xvii} ‘*The submitted plan falls short of meeting local housing need ... The Council will therefore need to identify further housing sites for inclusion in the plan...*’. Accordingly, the Site in this EIA Screening Report, and adjacent land, has been identified as draft allocation ASN2 within *Strategic Policy HA5: Ashington Housing Allocations*. In addition to the land owned by Taylor Wimpey and considered within this EIA Screening Report, the majority of the remaining land in ASN2 is owned by Devine Homes, with a small area owned by the Diocese of Chichester. It is understood that Devine Homes may be in a position to submit a planning application for circa 67 residential dwellings in the near future. As the potential allocation is not adopted and as Devine Homes has not submitted a planning application no consideration of cumulative effects can be undertaken robustly, however given the scale of the Devine Homes proposals and the Proposed Development, along with the implementation of standard mitigation, no significant cumulative effects would be expected.
- 5.5 As the Site form part of potential strategic allocation, consideration has also been given to whether the Proposed Development as considered within this EIA Screening Report and the potential application by Devine Homes, could constitute a single project for the

purposes of the EIA Regulations. Relevant case law^{xviii} has established that factors which assist in determining whether developments form one project including common ownership, simultaneous determination, functional interdependence, and consideration of the developments' ability to operate as stand-alone projects. In this instance, the developments are not under common ownership, may not be determined simultaneously, and are each capable of functioning independently, and will come forward independently under separate planning applications and delivery programmes. Taking these matters into account it is considered that the applications do not form one project.

Table 5.1: Identified Potential Cumulative Schemes

ID	Location & Planning Reference	Description	Status	Distance/ Direction from the Site
Permitted Development				
1	DC/22/0372 Chanctonbury Nurseries Rectory Lane Ashington Pulborough West Sussex RH20 3AS	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Permitted September 2023	40m to south of the site
Development Pending Permission				
2	DC/25/1327 Land East of Mousdell Close Rectory Lane Ashington RH20 3GS	Erection of 74 dwellings with associated access, parking and landscaping.	Awaiting decision	40m to the south
3	DC/23/0406 Land To The West of Ashington C of E School Park Lane Ashington West Sussex	Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure (amended plans to the community / sports provision to provide 1 full-size all-weather pitch and a larger pavilion)	Awaiting decision	220m to the south

Table 5.2: Consideration of Cumulative Effects

Cumulative Development	Proposed Development
1, 2 and 3	Given the scale, nature and proximity of Scheme 1, and the mitigation that would be secured through the planning process, significant cumulative effects are not expected.

Cumulative
Development

Proposed Development

Although Schemes 2 and 3 are currently pending determination, they have been considered on a precautionary basis due to their proximity to the Site and potential temporal overlap with the Proposed Development. Scheme 2, like Scheme 1, is located in close proximity to the Site, with Scheme 3 further to the south. All identified schemes are of a similar residential nature to the Proposed Development, such that the likely effects are expected to be similar in type, principally relating to construction traffic, noise, air quality, landscape, biodiversity and local infrastructure demand. These effects are capable of being managed through standard and scheme-specific mitigation secured through planning conditions and obligations.

The Transport Assessment prepared in support of the planning application includes a cumulative assessment of future-year traffic conditions, forecast background growth and relevant committed development in the area. It confirms that all assessed junctions are forecast to continue to operate well within capacity.

The total dwellings within the Proposed Development and the cumulative schemes total less than the 1,000 dwellings at which PPG^{xix} identifies the potential for significant effects. On this basis, and having regard to the nature, scale, proximity and mitigation of the identified schemes, no likely significant cumulative effects are anticipated.

6. Summary

- 6.1 This report has been prepared to accompany a request for an EIA Screening Opinion from HDC with regard to the proposed development of 125 residential dwellings on land north of Rectory Lane, Ashington. The proposals fall within the scope of the EIA Regulations as Schedule 2 Category 10(b) urban development as the Proposed Development exceeds the Schedule 2 thresholds. The Site is not in a 'sensitive area'.
- 6.2 As set out in paragraph 1.5 of this Screening Report, a local planning authority in adopting a screening opinion needs to take into account the information in Schedule 3 of the EIA Regulations. Accordingly:
- **Chapter 2** describes the baseline conditions and has identified that whilst the Site is not particularly environmentally sensitive, there are ecology and heritage considerations for the Proposed Development;
 - **Chapter 3** describes the Proposed Development i.e. the construction and occupation of residential dwellings, with landscaping, and associated access and infrastructure. The effects arising from construction and occupation of residential development are widely understood along with the aspects of the environment which can be affected. Equally well understood, and also described in Chapter 3, are the measures that can be used (and secured through planning) to mitigate effects as (allowed by Regulation 6 of the EIA Regulations). In the case of this EIA Screening Report these measures include:
 - primary / embedded mitigation e.g. including recreation spaces, landscaping and biodiversity net gain;
 - secondary mitigation e.g. the design of sustainable drainage systems and acoustic glazing; and
 - tertiary mitigation e.g. the use of a CEMP, CTMP and Travel Plans.
 - **Chapter 4** uses the information provided in Chapters 2 and 3, to identify and tabulate the potential effects, and likelihood of any of the identified effects to be considered as significant. The evidence provided in support of this Screening Report enables a confident, informed conclusion that the Proposed Development will not result in any significant effects on the environment following well designed mitigation secured as part of the planning process.
- 6.3 In conclusion, as established in Paragraph 18 of PPG '*Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment*', and whilst rendering a change to the baseline, the scale of the Proposed Development both alone and cumulatively is such that it falls well below the 1,000 dwelling threshold at which significant urbanising effects could be expected^{xx}.
- 6.4 The purpose of EIA is to ensure a local planning authority '*...when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects...*'^{xxi}. Concluding a need for EIA in this instance would not be considered proportionate as no significant effects have been identified, and existing regulatory and planning controls already provide appropriate environmental protection.

Next Steps

- 6.5 In accordance with Regulation 6, Paragraph 6(a) of the EIA Regulations, HDC has three weeks within which to provide a Screening Opinion, from the date of receipt of this request.
- 6.6 Regulation 5, Paragraph 5 of the EIA Regulations outlines the required contents of the Screening Opinion, which is reproduced below:

“(5) Where a relevant planning authority adopts a screening opinion under regulation 6(6), or the Secretary of State makes a screening direction under regulation 7(5), the authority or the Secretary of State, as the case may be, must—

(a) state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3;

(b) if it is determined that Proposed Development is not EIA development, state any features of the Proposed Development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment; and

(c) send a copy of the opinion or direction to the person who proposes to carry out, or who has carried out, the development in question.”

REFERENCES

- ⁱ <https://www.legislation.gov.uk/uksi/2017/571/contents/made>.
- ⁱⁱ <https://www.gov.uk/guidance/environmental-impact-assessment> Paragraph: 017 Reference ID: 4-017-20170728.
- ⁱⁱⁱ
- https://www.horsham.gov.uk/__data/assets/pdf_file/0018/106551/Sussex_North_WRZ_DEFRAred.pdf
- ^{iv} <https://www.gov.uk/government/news/thousands-of-new-homes-get-the-go-ahead-in-north-sussex>
- ^v <https://publications.naturalengland.org.uk/publication/141047?category=5954148537204736>
- ^{vi} ILP GN01/21 and BS EN 12464-2
- ^{vii} UK Government (2015) The Construction (Design and Management) Regulations 2015 (SI 2015 No. 51). London: The Stationery Office. Available at: <https://www.legislation.gov.uk/uksi/2015/51/contents/made>
- ^{viii} British Standards Institution (2014) BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise. London: BSI.
- ^{ix} Institute of Air Quality Management (IAQM) (2014) Guidance on the assessment of dust from demolition and construction. London: IAQM. Available at: <https://iaqm.co.uk/guidance/>
- ^x Construction Industry Research and Information Association (CIRIA) (2001) C532: Control of water pollution from construction sites – guidance for consultants and contractors. London: CIRIA.
- ^{xi} Construction Industry Research and Information Association (CIRIA) (2015) C753: The SuDS Manual. London: CIRIA.
- ^{xii} Waste (England and Wales) Regulations 2011. Available at: <https://www.legislation.gov.uk/uksi/2011/988/contents/made>
- ^{xiii} Institute of Lighting Professionals (ILP) (2021) GN01/21: Guidance Notes for the Reduction of Obtrusive Light. Rugby: ILP. Available at: <https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/>
- ^{xiv} Paragraph: 024 Reference ID: 4-024-20170728.
- ^{xv} <https://public-access.horsham.gov.uk/public-access/>
- ^{xvi} <https://infrastructure.planninginspectorate.gov.uk/projects/>
- ^{xvii} https://www.horsham.gov.uk/__data/assets/pdf_file/0011/163874/IDJB05-Inspectors-Post-Hearing-Letter.pdf
- ^{xviii} Wingfield, R (On the Application Of) v Canterbury City Council [2019] EWHC 1975 (Admin) (24 July 2019)
- ^{xix} <https://assets.publishing.service.gov.uk/media/5a75aa4440f0b67f59fcea7e/eia-thresholds-table.pdf>
- ^{xx} <https://assets.publishing.service.gov.uk/media/5a75aa4440f0b67f59fcea7e/eia-thresholds-table.pdf>
- ^{xxi} Paragraph 2 - <https://www.gov.uk/guidance/environmental-impact-assessment#the-purpose-of-environmental-impact-assessment>