

Land East of Henfield, West Sussex

Environmental Impact Assessment Scoping Report

December 2025

Our reference
03139

Turley

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V1	MM	Client Team/ AP	MM



1. Introduction

- 1.1 Taylor Wimpey UK Limited (the 'Applicant') is preparing to submit an outline planning application for the development of up to 500 homes, access, landscaping, open space and associated infrastructure (the 'Proposed Development') on 37.54 hectares of agricultural land located to the east of Henfield in West Sussex (the 'Site'), shown on **Figure 1.1**. The Application will be submitted to Horsham District Council (HDC) as the local planning authority.
- 1.2 The Applicant has instructed Turley to lead the Environmental Impact Assessment (EIA) process for this project in line with the *Town and Country Planning (Environmental Impact Assessment) Regulations 2017* (as amended)¹ (the 'EIA Regulations').

Requirement for EIA

- 1.3 The Proposed Development falls under Schedule 2, 10(b) 'Urban development projects' of the EIA Regulations. For projects not in a 'sensitive area'¹ the EIA Screening thresholds under 10(b) are:
- (i) non-dwelling development of more than 1ha;
 - (ii) developments of more than 150 dwellings, or
 - (iii) an overall area of development exceeding 5ha.
- 1.4 As the Site does not fall within a sensitive area, the thresholds apply. The Proposed Development exceeds thresholds (ii) and (iii). At this stage, the potential for likely significant effects has been identified and an EIA will be undertaken, the outputs of which will be reported in an Environmental Statement (ES). EIA is a tool to identify and manage environmental impacts and where possible avoid, reduce or offset them as part of the design process (see further details in **Chapter 2**).

Request for a Scoping Opinion

- 1.5 To inform the EIA process, in accordance with Regulation 15 of the EIA Regulations, Turley requests a Scoping Opinion from HDC informed by this report. In line with Regulation 15(2) of the EIA Regulations, this report contains the following:
- A plan sufficient to identify the land (**Figure 1**);
 - A description of the Proposed Development, including its nature, purpose, location, and technical capacity (**Chapter 4**);
 - An explanation of the likely significant effects of the Proposed Development on the environment **Technical Chapters 6 – 8**; and

¹ Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest, Scheduled Monument, National Landscape, World Heritage Site

- Such other information or representations as the person making the request may wish to provide or make.
- 1.6 In accordance with Regulation 15(4) of the EIA Regulations, it is anticipated that the statutory timescales will be met, and that the Applicant will be in receipt of a Scoping Opinion no later than five weeks from the date of receipt of this request. Any deviation from this will be subject to a request from HDC and subsequent agreement by the Applicant. Furthermore, in line with Regulation 28, HDC will make available this report and their corresponding EIA Scoping Opinion, with accompanying consultee comments where applicable, for public inspection, either through HDC planning portal website or by other means.

Stakeholder engagement

- 1.7 Consultation is an important part of the EIA process. It is the responsibility of HDC to undertake the appropriate level of consultation, including the identification of relevant and applicable statutory and non-statutory consultees, required to inform their Scoping Opinion. It is anticipated that HDC will consult with the following stakeholders during the preparation of their Scoping Opinion (other stakeholders HDC deem relevant may also be consulted):
- HDC (internal technical departments);
 - West Sussex County Council (WSCC);
 - Lead Local Flood Authority;
 - Environment Agency;
 - Natural England;
 - National Highways; and
 - Historic England.

2. EIA Methodology

- 2.1 This report supports a request for a Scoping Opinion from HDC as to the scope and methodology for assessment to be adopted in the EIA and reported in the ES. It aims to ensure that there is a clear and agreed scope for the EIA, including the relevant baseline studies, that will be required to ensure a robust assessment of likely significant effects. The Scoping Opinion is sought on the technical breadth of the technical topics considered within the EIA and the specific effects within each of these technical topics **Technical Chapters 6 – 8**.
- 2.2 The Institute of Sustainability and Environmental Professionals (ISEP) has issued guidance on the interaction of design and EIA as part of 'Shaping Quality Development'² and 'Delivering Quality Development'³. The principles of these documents have been adopted for the EIA.

Iterative approach to Scoping

- 2.3 The EIA will be based on HDC's adopted EIA Scoping Opinion (as required by Regulation 18, (4), (a)), however iterative 're-scoping' will continue as the design of the Proposed Development and strategy are refined, plans and principles are developed, and additional technical work is completed. This iterative 're-scoping' process will continue up until the point when the assessments within the ES are in their first draft and will take account of the continued understanding of environmental effects and development of primary and tertiary mitigation (see Mitigation at Paragraph 2.15).
- 2.4 Any deviation between the scope of effects considered within this report and the ES will be clearly communicated in the ES. This is in accordance with the Planning Practice Guidance (PPG)⁴, which states that '*...where it becomes evident during the assessment process...that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even though it was identified in the scoping process...*'. It is requested that such an approach is clearly endorsed within the Scoping Opinion issued by HDC.

Study boundary

- 2.5 The Site is defined in **Figure 1** and encompasses the maximum extent of all permanent and temporary works associated with the Proposed Development. The Applicant also controls land adjacent to the Site boundary, the land defined within the blue line boundary which totals 5.86ha. This land may be used to provide biodiversity measures. The EIA will include assessment of the 'project' which is considered to comprise all aspects of a development regardless of the mechanism used to secure delivery.

Baseline conditions

- 2.6 Schedule 4, Paragraph 3 of the EIA Regulations states that an ES should include:
- "A description of the relevant aspects of the current state of the environment (baseline scenario)..."*

- 2.7 Likely significant effects as a result of the Proposed Development will be described in the ES in relation to the deviation from the baseline environment within the Site and / or relevant technical study areas. For most technical topics and associated effects, the baseline environment will comprise the existing environmental characteristics and conditions based on surveys undertaken and information / data available at the time of the technical assessments. A consolidated list of baseline data sources will be provided as part of the ES. The origin of all data, the dates of surveys and the dates when data sources have been accessed will be clearly outlined alongside any limitations and assumptions.

Future baseline

- 2.8 Schedule 4, Paragraph 3 of the EIA Regulations also states that an ES should include:

“...an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.”

- 2.9 As required by the EIA Regulations, the ES will report the future baseline scenario. This will consider potential changes to the Site and study area assuming no further development and the continuation of the existing management regime.

Identification of sensitive receptors

- 2.10 Regulation 4(2) of the EIA Regulations identifies the environmental factors that an ES should include:

“(a) population and human health;

(b) biodiversity, with particular attention to species and habitats protected under ^{F1}any law implemented by Directive 92/43/EEC^{M1} and Directive 2009/147/EC^{M2};

(c) land, soil, water, air and climate;

(d) material assets, cultural heritage and the landscape;

(e) the interaction between the factors referred to in sub-paragraphs (a) to (d).”

- 2.11 Therefore, informed by baseline information and data, a series of receptors or receptor groups will be identified, which are subject to likely significant effects arising from a project. These receptors will be subject to detailed assessment within the EIA. Details of the receptors which are considered likely to be affected at this stage are set out in **Chapters 6 – 8.**

Proposed Development description and assessment

- 2.12 Given the outline nature of the planning application, the ES will be based on development parameters set out within a parameter plan and accompanying design principles. The design principles will form part of the description of the development as

assessed in the ES. The Proposed Development description will provide sufficient information to meet the requirements of the EIA Regulations and to inform the technical assessments undertaken as part of the EIA and reported in the ES. Where a technical topic deviates from this approach, this will be fully documented as part of the ES, including details to explain the necessary deviation.

- 2.13 The environmental effects of the Proposed Development will be assessed for the construction stage including site preparation, earthworks and construction; and the operational stage (i.e. when the Proposed Development is completed).
- 2.14 For each of these stages, the technical assessments of the ES will consider the effects of the Proposed Development against the existing baseline conditions for:
- Peak construction – this will vary across technical topics and will not be attributed to a specific year, rather it will comprise the point worst-case effect could occur. This will be clearly defined within the technical assessments reported in the ES; and
 - Operation – this will consider environmental effects associated with the full operation of the Proposed Development, once completed.

Mitigation

- 2.15 Schedule 4, Part 7 of the EIA Regulations states that an ES should include:

“A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment ... That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.”

- 2.16 Through the EIA process, different types of mitigation will be identified and developed and these are defined as:
- **Primary mitigation** – modifications to the location or design of the Proposed Development made during the pre-application phase that are an inherent part of the project;
 - **Secondary mitigation** – actions that will require further activity in order to achieve the anticipated outcome and secured by planning condition / and or obligation; and
 - **Tertiary mitigation** – actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislative requirements or actions that are considered to be standard practices used to manage commonly occurring environmental effects.
- 2.17 The assessment of the effects within the ES will be based on description of the Proposed Development which will include primary and tertiary mitigation. Examples of primary mitigation include a surface water drainage strategy. Examples of tertiary

mitigation include the adoption of best practice measures that can be controlled via a Construction Environmental Management Plan (CEMP), or measures required by legislative requirements (e.g., the Construction (Design and Management) Regulations 2015⁵)).

- 2.18 Within the ES, following the conclusion of the likely significant effects based on the Proposed Development any further mitigation (secondary mitigation) required to reduce an adverse effect or enhance a beneficial one will be identified. Secondary or tertiary mitigation measures are only considered appropriate if there is a high level of confidence in their mechanism for implementation (by the Applicant or third party).
- 2.19 The ES will be supported by an Environmental Management Plan (EMP) which will detail all mitigation identified within the EIA process (including EIA Scoping) and will form Volume 3 of the ES (see 'Format of the ES'). The EMP can be extracted by HDC to support the preparation of appropriate planning conditions / obligations attached to any planning permission, where necessary.
- 2.20 A Preliminary EMP has been prepared, capturing the mitigation identified within this EIA Scoping Report, and is presented at **Appendix 1**. These measures will be taken forward into the ES to ensure each stage of the EIA has been captured in a single schedule.

Consideration of Alternatives

- 2.21 Schedule 4, Paragraph 2 of the EIA Regulations states that an ES should include:

"A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects."
- 2.22 The PPG⁶ also states that where "...alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects."
- 2.23 The EIA Regulations and PPG do not require an applicant to consider alternatives but instead where reasonable alternatives have been considered by the Applicant, these should be described and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects, should be provided. The EIA Regulations and the PPG do not identify a specific methodology for the consideration of reasonable alternatives nor any associated criteria. Therefore, the methodology to be adopted will be based on professional experience of similar projects and an understanding of the Proposed Development and its characteristics as well as a focus on the delivery of a proportionate ES, in line with PPG.

Approach to defining level of effect and significance

- 2.24 The method for assessment of effects (i.e. assessment criteria) will vary across technical topics, owing to the presence of specific technical guidance prepared in isolation but the assessment of likely significant effects (and specifically the conclusions) will be based on a single common approach. The approach to define effects for the construction and / or operational stages of the Proposed Development, as outlined below. The steps comprise the following, which are discussed further below:
- **Step 1: Identify environmental sensitivity;**
 - **Step 2: Establish magnitude of change;**
 - **Step 3: Determine level of effect; and**
 - **Step 4: Conclude on significance.**
- 2.25 The method for assessing the level of effect may vary between technical topics but in principle will be based on:
- **The environmental sensitivity (or value, importance, etc.) of a receptor** – including aspects such as adaptability, tolerance to change or recoverability from a change; and
 - **The magnitude of change (or impact) from the baseline conditions** – including aspects such as probability / likelihood of occurrence, geographical extent, complexity, duration, frequency and reversibility (i.e. temporary or permanent).
- 2.26 Environmental sensitivity (or value, importance, etc.) will be assessed on a scale of high, medium, low and negligible and the magnitude of change (or impact) will be assessed on a scale of large, medium, small and negligible (unless specified otherwise). Where relevant, other factors such as feedback from stakeholders, relevant legislation, international / national / regional / local standards and guidance and the inter-relationship between effects will also be considered. The interpretation and use of the above will be set out within the assessment methodology of each technical topic within the ES.
- 2.27 The assignment of the level of effect will be based on professional judgement with the support of the matrix below (**Table 2.1**), which is seen as a tool to assist with the process. Whilst the matrix within **Table 2.1** provides ranges, this is to guide the competent expert and a definitive level of effect will be provided, where possible, for each effect.

Table 2.1: Matrix to support determining the level of effect

Magnitude of change (or impact)	Environmental sensitivity (or value, importance, etc.)				
		High	Medium	Low	Negligible
	Large	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

2.28 The terms set out in **Table 2.1** used to define the level of effects identified are described as follows and these can be ‘beneficial’ or ‘adverse’:

- **Major effect** – where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
- **Moderate effect** – where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor that has a degree of adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;
- **Minor effect** – where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor that has limited adaptability, tolerance or recoverability or is of the highest sensitivity or a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change and / or can recover from the change; and
- **Negligible** – where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor that is not considered sensitive to a change.

2.29 For some technical topics, relevant guidance or the nature of the effect requires that differing criteria or scales for determining the level of effect be used. For consistency within the ES, the final ‘level of effect’ will be reported using the terminology and conclusions set out above. This enables the conclusions of assessments across all technical topics to be understood for the decision-making process, along with allowing robust analysis and appraisal as part of the assessment of cumulative effects.

2.30 For each effect, a binary judgement will be made as to whether the effect is ‘Significant’ or ‘Not Significant’. This determination will be based on professional judgement and / or relevant guidance and standards, where applicable. Significance will only be concluded for residual effects (i.e. following the implementation of secondary mitigation or enhancement).

- 2.31 Effects will also be described, in line with the requirements of the EIA Regulations, and with regard to the duration of the Proposed Development (i.e. as direct or indirect; short-term (<1 year), medium-term (1 – 10 years) or long-term (10+ years); permanent or temporary).
- 2.32 Summary of effect tables that outline the likely significant effects, receptors, residual level of effect and whether this is considered to be 'Significant' or 'Not Significant' will be provided at the end of each Technical Chapter within the ES.
- 2.33 Cumulative effects will be considered as a single co-ordinated assessment, as outlined in **Chapter 9**.

Format of the ES

- 2.34 The ES will comprise four volumes:
- **Volume 1: Primary Report and Supporting Graphics;**
 - **Volume 2: Technical Appendices to the Primary Report;**
 - **Volume 3: Environmental Management Plan;** and
 - **Volume 4: Non-Technical Summary.**

Competent expertise

- 2.35 Regulation 18, Paragraph 5(a) of the EIA Regulations requires the ES to be prepared by competent experts. The EIA will be led by Turley. ISEP has awarded Turley the EIA Quality Mark in recognition of our technical quality and commitment to improvement in practice.
- 2.36 All technical assessments within the EIA will be undertaken by a suitably qualified project team, inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA co-ordination team and EIA Project Director.
- 2.37 In line with the EIA Regulations, all contributors to the EIA are competent experts in EIA and this will be demonstrated in the ES with an overview of each key expert's qualifications, professional accreditations, and experience.



Interaction of the ES with other Application documents and plans

- 2.38 The planning application will be accompanied by a range of documents and plans, some of which will inform the ES and will be appended to the ES as supporting technical evidence (included as part of Volume 2). Other documents and plans will form standalone planning application documents and where they contain information of relevance to the EIA, this will be summarised in the ES to ensure sufficient and robust data is included.

3. Site context

- 3.1 This Chapter summarises the location of the Site (**Figure 1**) and its wider setting. Baseline information relevant to the technical topics scoped out of the ES is provided in **Chapter 5**, and in **Chapters 6 – 8** for those topics for which significant effects are likely. **Figure 1** shows land additional to the red line which will be used for landscaping or ecological mitigation purposes if required at the assessment stage.

Site location

- 3.2 Situated to the north-east of the settlement of Henfield, West Sussex, the Site comprises fields bound by London Road (A218) to the west; Henfield Wastewater Treatment Works (WwTW) to the north; Cutlers Brook, trees and hedgerows to the north and east; hedges and fields to the south; and by fields and the northern extent of Henfield to the west and south-west.
- 3.3 The Site is not located on or directly adjacent to any land subject to statutory environmental designations for example Site of Special Scientific Interest (SSSI) (ecological or geological), Special Protection Area, Special Area of Conservation, Air Quality Management Area, National Landscape, Scheduled Monument, or World Heritage Site. Furthermore, the Site is not subject to any local designations including Conservation Area, groundwater Source Protection Zone, or Local Wildlife Site. The closest designations comprise:
- The Lodge at Chestham Park Grade II Listed Building, 300m to the north;
 - Wantley Manor, Grade II* Listed Building, 450m to the south-west;
 - Moated site at Ewhurst Manor Scheduled Monument, 1.8km to the north;
 - South Downs National Park, 2.75km to the south east; and
 - Wolstonbury Hill SSSI, 6.5km to the south-east.
- 3.4 The Site is in Flood Zones 1, 2 and 3, with zones 2 and 3 associated with Cutlers Brook. The Site was also located in an area designated as the Sussex North Water Resource Zone⁷ 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 2025⁸. The Site has been historically recorded as agricultural land and the geology beneath the Site comprises Weald Clay. The land within the blue line boundary (Figure 1) is included within the consultation draft version of the Horsham Local Nature Recovery Strategy⁹ for habitat restoration including Creation of new woodland, improvement in in-rive connectivity, and areas that could become important for biodiversity, among others.
- 3.5 Henfield WwTW encompasses approximately 0.24ha, adjacent to the north of the Site, and was upgraded in 2024/2025 to increase capacity¹⁰.

4. Proposed Development

Development principles

Land use and quantum

- 4.1 The Proposed Development will include up to 500 residential dwellings in a mix of sizes and tenures (Use Class C3), open space, access, and associated infrastructure.

Massing

- 4.2 The residential dwellings will be up to 3 storeys in height (in limited places) and up to 11.5m above finished floor levels (it is assumed that ground levels will vary, approximately +/-2m).

Access and parking

- 4.3 The primary vehicle access point to the Site will be taken from the A218 on the northern Site boundary. A secondary access route will be provided to the southern part of the Site from Charlwood drive, via Wantley Hill Estate Road. The Proposed Development will be linked by a primary route through the Site, with secondary / tertiary routes leading to residential development areas.

Surface Water and Foul Water Drainage Strategies

- 4.4 As set out in **Chapter 3**, the majority of the Site is not at risk of flooding from pluvial or fluvial sources, with the exception of land adjacent to Cutlers Brook and existing ditch corridors. All residential development will be located within the low-risk Flood Zone 1 area and outside pluvial flood routes. Proposed road crossings of ditch corridors will be designed to manage flows and avoid an increase in flood risk.
- 4.5 The proposed Surface Water Drainage Strategy will include Sustainable Drainage Systems (SuDS) including permeable paving, and detention basins, and will restrict run-off from the Proposed Development to existing greenfield QBar 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.
- 4.6 The foul water drainage strategy will drain the Proposed Development to new on-site foul pumping stations, which will then discharge to the existing Southern Water foul sewer that crosses the Site to the Henfield WwTW.

Landscape and Open Space Strategy

- 4.7 Open space will include play space, active travel routes across the Site, and green corridors, with existing ecological features such as field boundary hedgerows being retained as far as possible. The strategy to retain boundary trees and hedgerows will seek to ensure that the ecological function of the Site's habitats will be maintained into the Proposed Development's operation. Habitats will be created and enhanced to benefit species and encourage biodiversity on-Site.
- 4.8 The Proposed Development includes setbacks from the Henfield WwTW (informed by an odour modelling exercise discussed further in **Chapter 5**) to prevent significant odour risks on future residents.

Artificial lighting

- 4.9 There will be new artificial lighting installations at the proposed access, along internal routes as well as within landscaping areas, where required. All permanent lighting installations will be designed and installed in line with relevant standards and guidance¹¹.

Sustainability

- 4.10 The Sustainability and Climate Change strategy for the Proposed Development will incorporate the following:

- Homes built to the anticipated Future Homes Standard¹², achieving a circa 63% carbon reduction beyond Part L 2021¹³, delivering 'zero-carbon ready' homes. The Proposed Development will be all-electric with the specification of individual homes design in accordance with the Energy Hierarchy (likely to include enhanced fabric specification, and the use of Air Source Heat Pumps for heating).
- Homes will include electric vehicle (EV) charging points in line with the requirements of Building Regulations Part S¹⁴.
- Through the CEMP, measures will be put in place to consider the short-term potential effects of climate change, such as shelters and suitable water supply to protect construction employees from increasing summer temperatures, provide dust management which considers increasing summer temperatures, and suitable flood risk and pollution prevention measures to mitigate potential increasing winter rainfall.
- Homes will undergo overheating assessments in line with Building Regulations Part O¹⁵ to reduce the risk of overheating as a result of increasing temperatures.
- Homes will be designed to reduce water demand achieving the Building Regulations Part G¹⁶ higher water efficiency standard, mitigating the reduction of summer rainfall.
- Building foundations will be designed to take account of potential ground movement in line with Building Regulations Part L, this will give consideration to the potential effects of climate change and changing temperatures and rainfall impacting on ground conditions.
- As part of the Proposed Development, an extensive area of landscaping and green infrastructure is proposed and the Proposed Development is aiming to deliver a >10% biodiversity net gain (BNG) onsite. These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy¹⁷ and Natural England Climate Change Adaptation Manual¹⁸.
- All residential development will be located within Flood Zone 1 and the proposed Surface Water Drainage Strategy aims to restrict run-off from the Site, to Qbar greenfield rates for all rainfall up to a 1 in 100 year storm event with a 45% allowance for increase in rainfall intensity due to climate change.

- 4.11 As part of the application a Sustainability Statement will be prepared to set out the sustainable design and climate change measures incorporated into the Proposed Development. As well as providing an assessment of the construction and operational stage GHG emissions of the Proposed Development in the Context of Local Authority emissions and the UK Carbon Budgets.

Operational waste

- 4.12 Waste streams generated by the Proposed Development during operation will include recyclables, mixed-waste and green waste. Appropriate storage and collection facilities will be provided which will be collected and recycled / disposed of in accordance with WSCC policy.

Utilities

- 4.13 Foul water connections will be made to serve the Proposed Development. Any upgrades will be the responsibility Southern Water and therefore will not form part of the Proposed Development. Potable water will be provided from the Southern Water potable water main network and therefore will not form part of the Proposed Development.

Overview of construction process

- 4.14 It is expected that the Principal Contractor will produce a Construction Logistics Plan and Construction Traffic Management Plan (CTMP) as part of a CEMP for submission and approval by HDC pursuant to a suitably worded condition on any permission prior to commencement of construction activities on-site.
- 4.15 To obtain appropriate development plateau levels, it is anticipated there will be both areas where levels will reduce (areas of cut) and areas where level will increase (area of fill). Topsoil removal will be required as part of earthworks. Any soil materials that can be re-used as part of the Proposed Development (i.e. within areas of proposed landscaping) will be retained on-site and stored in an appropriate way to maintain the onward use within the Site. Such aspects will be set out as part of a Soil Resource Management Plan (SRMP), prepared in line with relevant guidance and best practices.
- 4.16 Information regarding the exact nature of the proposed foundations required has not been finalised¹⁹ and will be subject to final dwelling layout, design and underlying ground conditions. Nevertheless, it is anticipated that standard pad or strip foundations will be used across the Site.
- 4.17 The proposed construction works will be carried out by a competent contractor that will comply with current legislation²⁰. Furthermore, the proposed works will be carried out in accordance with current good environmental practice and guidance for construction. This will be captured by the CEMP for the Proposed Development, the Contract Documents and method statements and risk assessments issued by the Contractor ahead of the works. The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 and appropriate levels of security (personnel / CCTV) will be provided.

- 4.18 During the construction stage, a principal construction compound (with associated welfare facilities) will be established along with areas for material / equipment storage, laydown etc. The construction compound and other areas required for the construction phase will be located within the Site. It is expected that a CEMP will define the site layout for the construction stage. Construction activities will be in accordance with the guidance of the Considerate Constructors Scheme.
- 4.19 Construction working hours will be 08:00 to 18:00 Monday to Friday; 09:00 to 13.00 on Saturday; and no work on Sundays or Bank Holidays unless otherwise agreed with HDC.

Phasing and programme

- 4.20 Site preparation and construction of the Proposed Development is anticipated to commence late 2029, with construction being completed over a period of 5 years.

5. Topics scoped out of the ES

Introduction

5.1 This chapter of the Report sets out the technical topics for which a further detailed assessment as part of the EIA is not required and these topics (and related effects) will not be reported within the ES (i.e., 'scoped out'). The technical topics for which no likely significant environmental effects have been identified are:

- Archaeology;
- Air Quality;
- Built Heritage;
- Climate Change;
- Odour;
- Agricultural Land and Soils;
- Ground Conditions and Contamination;
- Artificial Lighting;
- Risk of Major Accidents and/or Disasters;
- Transport and Accessibility;
- Waste and Resources;
- Noise and Vibration; and
- Biodiversity.

Archaeology

Baseline

5.2 A baseline archaeological assessment has been prepared for the Site, comprising desk-based research and evaluation of available data sources. The assessment identified that there are no designated heritage assets with an archaeological interest on or particularly near the Site.

5.3 The Site does not lie within to an Archaeological Notification Area and there are no scheduled monuments on or in close proximity to the Site. The Site is considered to have a known archaeological potential for non-designated 19th century farm structures, a high potential for Iron Age evidence and a low potential for all other past periods of human occupation. Based on the available evidence, the Proposed Development has the potential to impact archaeological remains of a likely local significance.

- 5.4 The timing of any archaeological evaluation has been discussed with Wesr Sussex County Council Archaeological Officers, who act as archaeological advisors to HDC, and it was advised that all further mitigation measures could follow planning consent secured by an appropriately worded condition.
- 5.5 Once complete and occupied the Proposed Development would not result in significant effects on the environment. Therefore, archaeology is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA. The archaeological desk-based assessment will be submitted with the planning application.

Air Quality

Baseline

- 5.6 The 2025 Air Quality Annual Status Report (ASR) for Horsham notes:

“Air quality in the majority of Horsham district is good however there are a few areas where elevated concentrations of pollutants occur. The main source of air pollution locally are road traffic emissions from major roads, notably the A24, which intersects the district north – south; A264 to the north of Horsham; A272 and A281 at Cowfold; and A283 at Storrington. Two Air Quality Management Areas (AQMA) have been declared in the district, in the village of Cowfold (Cowfold AQMA) and town centre of Storrington (Storrington AQMA), both for the exceedances of the annual mean objective for nitrogen dioxide (NO₂).”

- 5.7 The Site is not located within, or near to, an Air Quality Management Area (AQMA). The closest AQMA is Horsham Cowfold, located approximately 5km to the north. However, following Department for Environment, Food and Rural Affairs (Defra) guidance, the 2025 ASR clearly states HDC’s intention to revoke the Cowfold AQMA following 6 consecutive years of monitored NO₂ concentrations being compliant with the annual mean NO₂ Air Quality Assessment Level (AQAL) (i.e. 40µg/m³), with 5 consecutive years of monitored concentrations less than 90% of the AQAL.
- 5.8 In terms of monitored concentrations in close proximity to the Site, diffusion tube monitoring location ‘Henfield 1n’ is situated approximately 420m to the south-west of the Site and adjacent to the A218 High Street, where it is considered a large proportion of development trips are likely to distribute. ‘Henfield 1n’ recorded a 2024 annual mean nitrogen dioxide (NO₂) concentration of 16.6µg/m³, representing 41.5% of the AQAL (i.e. 58.5% headroom between the monitored concentration and the AQAL). With regard to particulate matter concentrations, Defra’s mapped background concentrations predict a maximum of 10.6µg/m³ and 6.3µg/m³ for PM₁₀ and PM_{2.5} as a 2024 annual mean across the Site, representing 26.5% and 31.5% of the respective AQALs.
- 5.9 The air quality assessment undertaken for the potential development to the south of the Site²¹ identified no significant effects on air quality, albeit for a smaller development of 191 residential dwellings.

Evaluation

- 5.10 Construction activities will produce dust and particulate matter during construction, however best practice construction measures will be implemented, including dust

suppression measures which will be included within a Dust Management Plan which will be secured through the CEMP. Effects will be short term and limited in scale due to the nature of the Proposed Development. In accordance with the Institute of Air Quality Management (IAQM) guidance²², a construction phase dust assessment will inform a suite of commensurate mitigation measures, which when successfully employed can be considered to reduce the residual effects as 'not significant'.

- 5.11 Construction traffic will comprise construction vehicles and vehicles used for workers' trips to and from the Site. These have the potential to impact concentrations of NO₂, PM₁₀ and PM_{2.5} at nearby residential receptors. Given the size of the Proposed Development and its presence outside an AQMA, it is considered unlikely that the 500 Light-Duty Vehicle (LDV) and/or 100 Heavy-Duty Vehicle (HDV) Annual Average Daily Traffic (AADT) trip threshold within the IAQM guidance²³ across a year will be exceeded, with effects therefore considered 'insignificant'.
- 5.12 During operation, it is likely that the trip generation will be in excess of the criteria stated above, requiring a detailed assessment of road traffic emissions. However, given the low monitored concentrations stated above and substantial headroom between monitored concentrations and the AQALs, and HDC's intention to revoke the Cowfold AQMA, it is considered that impacts will be negligible at locations of relevant public exposure.
- 5.13 Air quality effects are therefore expected to be 'not significant' and is proposed to be scoped out of the EIA. An air quality assessment will be prepared and submitted alongside the planning application in accordance with the IAQM guidance²³ and the *Air quality and emissions mitigation guidance for Sussex (2021)* document²⁴.

Built Heritage

Baseline

- 5.14 There are no Listed Buildings, Registered Parks and Gardens, World Heritage Sites, Conservation Areas, or Locally Listed Buildings on or adjacent to the Site. The closest Listed Buildings comprise:
- The Lodge at Chestham Park, Grade II, 300m to the north; and
 - Wantley Manor, Grade II*, 450m south-west.
- 5.15 Views of the Site from these listed buildings are expected to be limited due to distance, intervening vegetation and in the case of Wantley Manor, existing development.

Evaluation

- 5.16 During construction, the works will give rise to a change in the character of the Site and therefore there is some, limited, potential for change in the setting of heritage assets. The type and effect of such changes will however be short-term and temporary. Due to the small contribution the Site makes to these assets, effects will not be significant. Temporary fencing / hoarding will be erected around the construction working areas to help screen construction activities. In addition, the adoption of general site tidiness and sensible layout (which will be defined in the CEMP), would all help to mitigate adverse changes to the setting of assets.

- 5.17 Once complete, the Proposed Development will have introduced new built form onto the Site. Proposed landscaping, including structural planting will screen views. Due to the limited visibility between the Site and designated heritage assets, there will not be significant effects to the setting of these assets.
- 5.18 No other heritage assets were identified with the potential to be impacted by the Proposed Development. Therefore, built heritage is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA. A built heritage desk based assessment will be submitted with the planning application.

Climate Change

Baseline

- 5.19 Limited GHG emissions will be generated from the current Site. Some level of atmospheric carbon sequestration may currently occur on Site as a result of the growth of trees and hedgerows, although carbon reductions are considered likely to be limited. The Site's current GHG emissions are unknown in quantitative terms and existing agricultural use of the Site a worst case assumption would be zero.
- 5.20 The UK Climate Change Projections (UKCP18)²⁵ set out that climate change is projected to lead to increasing annual temperatures, decreasing summer rainfall and increasing winter rainfall as a result of increasing global GHG emissions. This applies to the UK, including the Site.
- 5.21 Based on the Climate Projections and risks from the UK Climate Change Risk Assessment (UKCCRA)²⁶, key receptors which may be impacted by climate change include:
- The **Global Climatic System** from additional GHG emissions;
 - **Construction Employees and Site Users** may be impacted due to overheating from increasing temperatures impacting Human Health;
 - **Site Infrastructure** may be impacted due to changing ground conditions and as a result of increased rainfall and flood risk;
 - **Construction Operations** may be impacted by changing weather patterns leading to risks of flooding, pollution and impacts on **Air Quality** as a result of dust generation;
 - **Site Habitats and Species** impacted by changing climate space; and
 - **Site Operations, Infrastructure and Site Users** may be impacted by decreasing summer rainfall and water availability, as well as increased risks of flooding due to increasing winter rainfall.
- 5.22 **Chapter 4** sets out the climate change mitigation measures to be included in the Proposed Development which will seek to prevent significant effects.

Evaluation

- 5.23 The evaluation of potential effects has been undertaken in accordance with the ISEP (formerly IEMA) guidance on assessing Climate Change GHG Emissions²⁷, and Climate Change Resilience and Adaptation²⁸.
- 5.24 The construction of the Proposed Development has the potential to release GHG emissions from the use of plant and machinery, construction traffic and the embodied carbon associated with the manufacturing of construction materials. To mitigate potential construction stage GHG emissions a Life Cycle Assessment will be prepared as part of future Reserved Matters applications to set out how homes will achieve an upfront embodied carbon rate of <800kgCO₂/m² (Stages A1 – A5). This supports the UK Net Zero Trajectory.
- 5.25 Once operational, GHG emissions will be released as a result of energy used for the operation of the homes. To limit operational GHG emissions, homes will be designed in accordance with the forthcoming Future Homes Standard, achieving a circa 63% reduction in carbon emissions beyond Part L 2021. Homes will also be provided with EV charging points to facilitate sustainable transport. The design of homes to meet future Government legislation on carbon performance, delivering an all-electric development is considered good practice and supports the UK Net Zero Trajectory.
- 5.26 The Proposed Development will generate additional vehicle trips on the local road network as a result of its construction and operation. The construction stage transport emissions form part of the construction Stage A1-A5 carbon emissions and form part of the development's upfront carbon emissions. The upfront embodied carbon has been included in the assessment of construction emissions.
- 5.27 A GHG Assessment will be submitted alongside the planning application providing an estimate of the Proposed Development construction and operational emissions in the context of the Local Authority emissions and UK Carbon Budgets.
- 5.28 The Proposed Development will also generate additional vehicle trips on the local road network as a result of construction and operation. Operational transport emissions associated with residential is not considered significant on the basis that the movement of people to the Site will effectively relocate transport emissions already present on the transport network and would not be additional. It is noted that Part S of the Building Regulations requires the provision of EV charging points and the Government's Net Zero vehicle pathway aims to ensure all new cars are Net Zero from 2035²⁹, reducing operational transport GHG emissions.
- 5.29 Through the CEMP, measures will be provided to consider the short-term potential effects of climate change (i.e. overheating, and flood risk). The Proposed Development will incorporate a number of measures to provide long-term climate resilience and adaptation, including:
- Overheating assessment in line with Building Regulations Part O;
 - Homes designed to achieving the Building Regulations Part G higher water efficiency standard;

- Building foundations will be designed to take account of potential ground movement and climate change;
 - Green infrastructure designed to enhance site biodiversity, aligned with guidance set out in the England Biodiversity Strategy and Natural England Climate Change Adaptation Manual; and
 - Flood Risk Assessment and Drainage Strategy which includes climate change allowances.
- 5.30 Given the mitigation set out in **Chapter 4**, and evaluation above, the effects of the Proposed Development on Climate Change through GHG emissions, and the effects of Climate Change on the Proposed Development are not considered likely to result in significant environmental effects, and are proposed to be scoped out of the EIA. A Sustainability and Energy Statement will be submitted with the planning application setting out the mitigation above, to be secured via a planning condition.

Odour

Baseline

- 5.31 The Site is located to the immediate south of an existing Southern Water Henfield WwTW.

Evaluation

- 5.32 The potential for odour to affect the Proposed Development has been considered from the outset and an odour assessment was undertaken on the Site in line with relevant guidance (i.e. IAQM: *Guidance on the assessment of odour for planning*³⁰). Southern Water and their appointed consultants were consulted throughout the process and agreed to the assessment inputs. The outcomes of the assessment identified a series of odour contours from the WwTW within which residential development is unlikely to be acceptable to Southern Water, and any application with development would be subject to an objection to potential future odour complaints. Accordingly, as discussed in **Chapter 4**, and as recommended by Southern Water, all built residential development has been removed from the most stringent 1.5ouE/m³ contour. This goes over and beyond the 3.0ouE/m³ recommended by published guidance, within which odour would be unacceptable to future residents of the Proposed Development. An odour assessment will be submitted with the planning application.
- 5.33 Given that the masterplan has been informed by this work, it is considered that any subsequent odour assessment will find the impacts of odour generated by the WwTW unlikely to result in significant effects at proposed receptor locations and has been scoped out of the ES.

Agricultural Land and Soils

Baseline

- 5.34 An Agricultural Land Classification (ALC) Survey has been undertaken for the Site which concluded that 18ha (49%) of the Site comprises best and most versatile (BMV) land³¹. There are no significance criteria for agricultural land however, for land not allocated in a development plan, a threshold of 20ha has been set at which consultation needs to

be undertaken with Natural England³². As the quantity of BMV on the Site does not exceed this threshold it is proposed to scope an assessment of agricultural land out of the ES.

Evaluation

- 5.35 Construction activities to support the Proposed Development will result in the permanent loss of agricultural land, with potential implications for food production. Soil is a finite resource that fulfils many important functions and services for society in addition to the production of food and fibre, and it is important that soil resources are conserved and enhanced. During the construction stage, damage to, and loss of, topsoil could occur if other dissimilar materials, such as subsoil, were stockpiled directly on it without a separating layer. Similarly, loss of the resource could result from the mixing of topsoil, subsoil and other materials during stockpile placement or removal.
- 5.36 There is also a risk of long-term damage to soil structure, and the loss of potentially valuable soil, if there is uncontrolled trafficking of land and soil by heavy machinery, especially wheeled machinery. Biodegradation of topsoil would occur if it is compacted in storage, stockpiled when wet, if stockpiled in the medium-to-long-term, or covered by soil stores for significant periods. Therefore, permanent, direct, adverse effects may arise from: disposing of soil or re-using it for inappropriate purposes that do not meet the many beneficial functions of soil; by mixing incompatible soil resources; and by poor management of the soil resource.
- 5.37 The principal measures to mitigate the effects on soil resources will be set out in a SRMP as part of the CEMP, to be secured by a planning condition. The plan will confirm the different soil types; the most appropriate re-use for the different types of soils; and the proposed methods for handling, storing and replacing soils on-site during construction.
- 5.38 The aim of the SRMP will be to re-use as much of the surplus soil resources in the design of open spaces and green infrastructure; and to maintain the quality of soils by following good practice guidance on soil handling and storage, particularly to avoid compaction and biodegradation.
- 5.39 With the adoption of appropriate mitigation for the handling and restoration of soils, as part of the SRMP, most soils will be able to continue their various ecosystem functions on the Site, principally as a medium for producing biomass; for storage and cycling of water and carbon; and for supporting habitats, biodiversity and landscape planting.
- 5.40 Therefore, agricultural land and soils is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA. An agricultural land assessment will be submitted with the planning application.

Ground Conditions and Contamination

Baseline

- 5.41 The Site is underlain by the Weald Clay Formation - Mudstone. Sedimentary bedrock overlain by River Terrace Deposits, 2 To 3 (Adur) - Sand and gravel, as recorded by the

British Geological Survey (BGS) 1:50,000 Solid and Drift Mapping and BGS Geology of Britain Viewer³³. Ground investigation³⁴ undertaken for drainage purposes for a proposed residential development to the south of the Site (see Table 9.1) identified the following geological conditions: gravelly / silty sand, and Sandy silty clay. The Site falls within an area of lowest radon potential according to Public Health England and BGS indicative atlas of radon in England and Wales³⁵.

Evaluation

- 5.42 Given the agricultural land use history and absence of previous industrial or commercial activities, the potential for contamination on the Site is assumed to be low, with the exception of land associated with the WwTW outside of the planning application boundary. The underlying geology is expected to be considered suitable for residential development, with any geotechnical constraints manageable through standard foundation design approaches.

- 5.43 A Phase 1 Geotechnical and Geo-environmental Site Investigation has been undertaken. The investigation included that with the potential for contamination associated with the WwTW no significant contamination is expected on the Site.

- 5.44 Should any unexpected contamination be encountered during further surveys or construction, appropriate remedial measures would be implemented in accordance with CLR11 Model Procedures for the Management of Land Contamination³⁶ and British Standard (BS) 8576:2013 Guidance on investigations for ground gas³⁷, with validation reporting prepared to ensure compliance with relevant guidance. Furthermore, standard construction practices will be implemented and appropriate foundation design based on ground investigation findings following BS 8004:2015 Code of practice for foundations³⁸.

- 5.45 During the construction stage of the Proposed Development, there is a potential for spillages (such as oil, fuel, cement, chemicals, etc.) and the generation of suspended solids (through excavations and plant/wheel washing, etc.), leading to the mobilisation of contaminants to construction workers, the local community and to contaminate underlying groundwater/waterbodies. All construction activities will be undertaken in line with Construction Design and Management Regulations (2015) and best practice measures within CIRIA C741 (2015) Environmental Good Practice on Site Guide and C670 (2008) Site Health Handbook and Guidance for Pollution Prevention, managed as part of CEMP. These effects can also be controlled through best practice measures, including (where applicable): bunded storage; designated wheel washing areas; settling basins; screening stockpiles of materials; dampening exposed soils as appropriate; and setting out requirements for ongoing monitoring and liaison (with the local community, the Environment Agency and HDC as appropriate). Such measures will be defined within a CEMP for submission and approval by HDC in advance of activities commencing on-Site.

- 5.46 Therefore, ground conditions and contamination are not considered likely to result in significant environmental effects and are proposed to be scoped out of the EIA.

Artificial Lighting

Baseline

- 5.47 The Site comprises undeveloped agricultural land with no existing on-site lighting. The wider context includes street lighting associated with residential areas. Given the absence of artificial lighting on-site and limited light spill from adjacent areas, the Site is likely to fall within Environmental Zone E2 'Rural areas' as defined by the Institution of Lighting Professionals (ILP)³⁹. Nearby light-sensitive receptors include residential properties, individual farm premises, and road users.

Evaluation

- 5.48 The Proposed Development will introduce new artificial lighting during both construction and operational stages. Construction stage lighting will be required for task lighting, particularly during winter months, but will be temporary in nature and controlled through best practice measures adopted as part of the CEMP in accordance with ILP Guidance Note 01/21 for the reduction of obtrusive light³⁹.
- 5.49 Detailed lighting measures will be set out within the CEMP to control light spill, appropriate placement of temporary lighting, and limiting time of use. Additional control measures will be implemented around key ecological habitats supporting light-sensitive species, particularly hedgerows and woodland areas, in accordance with ILP Guidance Note 08/23 Bats and Artificial Lighting in the UK⁴⁰ and Bat Conservation Trust guidance on Bats and Artificial Lighting at Night⁴¹.
- 5.50 Operational lighting will result in a permanent change from an unlit environment to one with lighting. However, given the residential nature of the Proposed Development, lighting will generally be limited and would not generate significant intensification in the context of the surrounding area. Careful design will ensure that future lighting is controlled to reduce light spill, glare and sky glow through adoption of appropriate design measures near key habitats.
- 5.51 Lighting at road junctions will adhere to highways safety standards as required by the local highways authority and BS 5489-1:2020 Design of Road lighting⁴². While this lighting may be more notable than general site lighting, similar design measures can be implemented to minimise light spill and other effects.
- 5.52 With the implementation of appropriate design measures and compliance with relevant guidance, lighting effects can be appropriately controlled without requiring detailed assessment within the EIA. Therefore, artificial lighting is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA.

Risk of Major Accidents and/or Disasters

Baseline

- 5.53 The outer zone of a Health and Safety Executive (HSE) high pressure gas mains consultation zone crosses the north eastern border of the Site however no built footprint or landscaping is proposed in this area. The Site is considered to have a low potential for previously undiscovered unexploded ordnance (UXO) to be present⁴³. With the exception of an 11 kilovolt (kV) overhead powerline, which crosses the STW

and runs south along the western edge of the Site boundary, and a foul water sewer which follows the path of a lane extending from London Road and running towards the STW, there are no utilities constraints on the Site.

Evaluation

- 5.54 As part of the appraisal the factors that have been considered include the understanding of the likelihood of a risk event occurring, the consequence of such an event and the mitigation identified to control / manage risks to be 'As Low As Reasonably Practicable' (ALARP). ALARP describes the level to which stakeholders (such as the HSE) expect to see risks controlled, taking account of being 'reasonably practicable' (i.e. weighing a risk against the effort, time and money needed to control it).
- 5.55 Considering the lack of development on or in close proximity to the outer consultation zone, the risk posed by the construction or operation of the Proposed Development is considered to be ALARP.
- 5.56 With respect to construction activities on-site, the locations of utilities (if any) and the presence/absence of any UXO beneath the Site will be confirmed before the commencement of activities in liaison with the relevant operators. Good practice working measures will be put in place as part of the CEMP in line with the Construction (Design and Management) Regulations 2015 and other health and safety regulations, such as the preparation of specific method statements, making workers aware of the location of utilities and their easements where works are undertaken in their proximity and safety training by a competent expert regarding UXO discovery. Risks associated with earth movements on-site on account of the above are considered to be ALARP.
- 5.57 Regarding the risks associated with ground instability, all earthworks and foundation design will be in accordance with relevant standards and guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance⁴⁴, British Research Establishment document FB75: Building on Fill - Geotechnical Aspects⁴⁵, BS 6031:2009: Code of Practice for Earthworks⁴⁶ and Building Regulations Approved Document A - Structure⁴⁷. With such measures in place, the risk is considered to be ALARP.
- 5.58 Fire risk will be mitigated during construction with adherence to Fire Prevention on Construction Sites: Joint Code of Practice⁴⁸. All buildings will be designed with appropriate fire prevention / control measures (e.g. fire doors, extinguishers, etc.) and all external facades and materials will meet the necessary fire resistance standards set out within relevant legislation (e.g. the Building Regulations). Fire management measures, including smoke detectors etc.) will also be installed within the Proposed Development. With such measures in place, the risk is considered to be ALARP.
- 5.59 Regarding the risk of road traffic accident occurrence, a construction logistics / traffic management plan will be implemented as part of the CEMP and will include measures such as a planned route(s) for construction traffic to reduce the risk to road users, restricting deliveries to certain periods and ensuring the vehicles are well maintained. The new accesses and vehicle circulation through the Proposed Development will all be designed in accordance with relevant guidance / standards. With these measures in place, the risk is considered to be ALARP. Therefore, effects related to the risk of major

accidents and / or disasters are unlikely to be significant and will not be considered further in the EIA or reported in the ES.

Transport and Accessibility

Baseline

- 5.60 The Site is accessed from the A281 London Road located adjacent to the north-western part of the site, and a public right of way (PRoW), Footpath HEN-2542 crosses the Site on a south-west to north-east trajectory. The nearest bus stop to the Site is located approximately 350m to the west of the Site on London Road where bus services run between Horsham and Brighton.

Evaluation

- 5.61 The evaluation of transport and accessibility effects follows the ISEP Guidelines for the Environmental Assessment of Traffic and Movement⁴⁹, which identifies key environmental effects including severance, driver delay, pedestrian delay and amenity, fear and intimidation, and accidents and safety.
- 5.62 During construction, traffic movements including heavy goods vehicles (HGVs) would be distributed across the construction stage. The implementation of a CTMP as part of the CEMP would ensure best practice measures are enacted to minimise disturbance or disruption to key routes and junctions arising from construction vehicle movements, particularly during AM and PM peak hours.
- 5.63 An effective delivery scheduling system operated by the contractor would ensure deliveries are spaced throughout the day to limit peak-time movements on a day-to-day basis. Construction activities would be managed to avoid concentration of vehicle movements during peak periods wherever possible.
- 5.64 During operation, the residential nature of the Proposed Development means most traffic would be focused during AM and PM peak periods. Traffic would be distributed in a similar manner to other nearby residential properties, with some routing towards Henfield town centre and others towards the wider road network.
- 5.65 The Proposed Development would not materially alter existing infrastructure utilised by non-motorised users. Enhancement measures delivered through the Proposed Development would improve permeability for pedestrians and cyclists.
- 5.66 There may be some temporary closures to PRoW during construction to comply with requirements, and subject to the final design of the Proposed Development, there may be some very local diversions to accord with field boundaries. The proposed active travel infrastructure would enhance connectivity to the existing footpath network.
- 5.67 Standard highway design measures will ensure that new junctions and internal roads meet relevant safety standards in accordance with national guidance and West Sussex County Council requirements. Therefore, transport and accessibility effects are not considered likely to be significant and are proposed to be scoped out of the EIA. A full Transport Assessment will be submitted with the planning application.

Waste and Resources

Baseline

- 5.68 As the Site is primarily agricultural greenfield land, there are minimal waste arisings other than from standard agricultural practices.

Evaluation

- 5.69 The Proposed Development will generate waste during both construction and operational stages, but this will be of a scale and nature typical of residential developments that can be appropriately managed through standard practices.
- 5.70 Construction waste will comprise typical materials including offcuts of bricks, concrete, timber, and packaging materials. As there are no existing structures on-site, no demolition waste will be generated. Limited earthworks may produce some surplus soil materials, though a cut-and-fill balance is anticipated to minimise off-site disposal requirements.
- 5.71 A Waste Management Strategy will form part of the CEMP, informed by the Environmental Protection Act 1990, Environmental Protection (Duty of Care) Regulations 1991 and Environment Act 2021. This will establish procedures to reduce, reuse and recycle waste in accordance with the waste hierarchy, ensuring legal disposal of any residual waste materials.
- 5.72 During operation, the Proposed Development will generate typical residential waste including household refuse, recyclable materials, and green waste. The residential nature of the Proposed Development means no particularly hazardous or contaminative waste materials will be produced.
- 5.73 Waste collection and recycling facilities will be provided in accordance with HDC requirements, enabling separation of waste streams to maximise recycling and diversion from landfill. The Proposed Development will incorporate adequate space for waste storage and collection to ensure efficient management.
- 5.74 Given the scale of the Proposed Development, the availability of regional waste management capacity, and the implementation of standard waste management practices, waste generation will not result in significant environmental effects requiring detailed assessment. Therefore, waste and resources are not considered likely to result in significant environmental effects and are proposed to be scoped out of the EIA.

Noise and Vibration

Baseline

- 5.75 The noise environment of the Site is influenced by existing on-site agricultural activities and road traffic noise from vehicles on London Road (A281) located to the west of the Site.
- 5.76 Noise monitoring undertaken at a number of locations on the Site between the 21st and 27th August 2025 provides context for baseline noise levels in the immediate vicinity to London Road and within the eastern area of the Site. It is acknowledged that this period coincided with the school holidays which had the potential to reduce traffic

flows and associated noise levels. To account for this traffic flows on London Road were increased by 25% which equates to an approximate +1 decibel (dB) increase in predicted noise levels which has been considered in the Pro-PG initial noise risk assessment.

- 5.77 In addition to the above during the survey the noise level being generated by the existing WwTW on the Site was investigated and it was determined that there was no audible noise being generated by the WwTW.
- 5.78 The assessment of the measured daytime levels ($L_{Aeq,16\text{-hour}}$) showed that there was a relatively small area of the Site adjacent to London Road that was defined as 'medium risk' in conjunction with the Pro-PG initial noise risk assessment, with remainder of the Site either being 'low' risk and the vast majority being defined as 'negligible' risk.
- 5.79 The measured night-time levels ($L_{Aeq,8\text{-hour}}$) mirrored the same pattern as the daytime levels though the areas of 'medium' risk and 'low' risk were slightly smaller with a larger area of the Site being of 'negligible' risk.
- 5.80 A noise note was prepared for the proposed residential development to the immediate south of the Site (see Table 9.1), which identified that as the development was residential in nature it was not a noise generator, and the site in question is not located near any significant sources of noise. No noise assessment was therefore prepared and submitted with that planning application.

Evaluation

- 5.81 Construction activities will generate temporary noise and potentially vibration effects, with the most notable sources expected during periods of earthworks, construction of site infrastructure and substructures. These effects will be controlled through implementation of a CEMP incorporating industry standard control measures including agreed working hours, community liaison, and adherence to Best Practicable Means in accordance with BS 5228⁵⁰. Given the temporary nature of construction activities, achieving acceptable thresholds under relevant guidance is readily achievable through these established mitigation measures.
- 5.82 Construction vehicle movements represent a minor component of traffic on the local road network and will be managed through the CEMP to avoid concentration during peak periods. Any operational traffic-related noise increases would be negligible given the scale of development relative to existing traffic flows.
- 5.83 For operational noise effects on proposed residential receptors, the baseline noise environment is well-characterised and the required mitigation measures are well-established for residential developments adjacent to busy roads. The noise assessment undertaken for the adjacent site demonstrates that appropriate internal and external noise levels are entirely achievable through standard design measures.
- 5.84 The outline nature of the application provides flexibility to incorporate good acoustic design principles from the outset, including setting back dwellings from the WwTW and using frontage development to provide acoustic shielding for properties behind. Such design approaches have been successfully demonstrated at the adjacent site to the north and represent proven solutions for similar contexts.

- 5.85 Based on the residential nature of the Proposed Development, no significant sources of operational noise or vibration would be introduced that could affect existing receptors. The Proposed Development represents a compatible land use that can be appropriately integrated within the existing noise environment through standard design and construction practices. Therefore, noise and vibration are not considered likely to result in significant environmental effects and are proposed to be scoped out of the EIA. A noise assessment will be submitted with the planning application.

Biodiversity

Baseline

- 5.86 A Preliminary Ecological Appraisal undertaken by CSA Environmental in 2020 which identified that the Site comprises predominantly modified grassland, lowland mixed deciduous woodland, other neutral grassland, scrub, hedgerows, ditches and scattered trees. In the north-west the Site is bounded by Chess Stream.

- 5.87 The following specific surveys have been undertaken on the Site:

- Update UKHab survey
- Habitat and river condition assessment
- Bat activity surveys
- Dormouse survey
- Badger survey
- Water vole and otter survey
- Breeding bird survey
- Wintering bird survey
- Reptile survey
- Great Crested Newt eDNA sampling

Evaluation

- 5.88 Mitigation to be incorporated into the Proposed Development includes retention of woodland, hedgerows and trees within the development parameter plans unless where required for access or other infrastructure requirements, provision of new habitats to enhance retained habitats, provision of biodiversity net gain in accordance with required standards, and protected species mitigation requirements.
- 5.89 It is considered that standard construction stage mitigation within a CEMP (to be secured by planning condition) would appropriately mitigate Impacts from general construction activities (dust, vibration, noise, etc.) on habitats on and directly adjacent to the Site. These effects are not considered to be significant.
- 5.90 The Site comprises mainly species-poor modified grassland bounded by hedgerows /

treelines. The vast majority of the Proposed Development will occur within the modified grassland with minor losses to hedgerows / treelines and woodland for vehicular and pedestrian access. These minor losses are not considered to be significant and will not have an adverse impact on protected and notable species. Furthermore, the Proposed Development will deliver species-rich habitats including species-rich grassland, aquatic and marginal habitats, woodland, scrub and native tree planting offering increased opportunities for a range of species. The habitats and any other specific enhancement (bat boxes, bird boxes, etc.) will be secured by a Landscape Ecological Management Plan (LEMP) (to be secured by planning condition).

- 5.91 Construction stage impacts on protected species including badgers, reptiles, birds, and bats will be mitigated appropriately through the implementation of species-specific measures. Badgers will be protected via covering of any pits, capping of any pipes and other standard measures. Where development will occur within proximity of existing setts, these may need to be temporarily closed under licence from Natural England and precautionary measures put in place to prevent impact during the construction period. Reptiles will be dispersed into suitable retained habitat via directional clearance of habitat during suitable weather conditions. Habitat suitable for ground nesting birds (e.g. skylark) will be provided alongside informal open space to compensate for breeding territories lost within the central area of the Site. Nesting birds will be protected via timing of clearance work or if this is not possible, nesting bird checks will be undertaken prior to clearance to confirm the presence/absence of active nests. All of these measures will be secured through the CEMP or a similar condition. Therefore, impacts from habitat loss (protected species, including badgers, reptiles, bats, birds) is not considered to be significant and will not be considered further in the EIA or reported in the ES.
- 5.92 Operational stage impacts (e.g. disturbance to nesting birds / badgers / other protected species) shall be avoided through scheme design, and where appropriate use of fencing / defensive planting to reduce disturbance from recreational impacts. Long-term benefits for biodiversity will be secured through habitat creation, enhancement and management with a target of 10% biodiversity net gain in habitat, hedgerow and watercourse units being delivered as part of the application. These measures will be delivered for a 30-year period under a Habitat Management and Monitoring Plan, secured as part of the Biodiversity Gains Plan post-consent.
- 5.93 Increased lighting during both the construction and operational stages has the potential to have an adverse impact on bats in the absence of mitigation. It is considered that lighting impacts can be avoided through the implementation of an appropriate lighting strategy secured by an appropriately worded condition. The lighting strategy will ensure that lighting levels on retained suitable habitat (woodland edge, hedgerows, treelines, watercourses) are not significantly increased, retaining dark corridors at the boundaries of the Site. Therefore, impacts from additional artificial lighting during construction / operational stage is not considered to be significant and will not be considered further in the EIA or reported in the ES.

6. Water Resources

Baseline

- 6.1 The Site is predominantly located with Flood Zone 1, according to the Environment Agency (EA) Flood Map for Planning⁵¹. The water environment baseline at the Site also comprises:
- Flood Zones 2 and 3 fluvial flood risk associated with Cutlers Brook (an Environment Agency main river) along the northern boundary of the Site;
 - Surface water flood risk associated with the existing south-to north ditch that drains the Site and land to the south;
 - Surface water flood risk associated with an existing Southern Water drainage route that connects to an on-site ditch in the north-west of the Site; and
 - Other small isolated parts of the Site include the potential for surface water flood risk.
- 6.2 The planning application for the Proposed Development will include a comprehensive flood risk assessment and drainage strategy, informed by consultation with relevant statutory bodies, to ensure no significant effects on existing or future sensitive receptors.
- 6.3 Southern Water's Henfield WwTW is located immediately adjacent to the Site and treats wastewater flows from surrounding development. Treated effluent is discharged to Cutlers Brook.
- 6.4 A review of DEFRA's MAGIC mapping⁵² confirms that the Site is not located within any Groundwater Source Protection Zone.
- 6.5 The Site is located in the Sussex North Water Resource Zone (SNWRZ). Southern Water supplies potable water within the SNWSZ from an abstraction source at Pulborough.

Proposed scope of assessment

- 6.6 The proposed scope of assessment is provided below based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES are proportionate and only assess those effects considered 'likely' to be significant.
- 6.7 The Proposed Development has the potential for effects on flood risk, water pollution, and potable water demand.

Effects Unlikely/Not Significant

- 6.8 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this.

Flood Risk

- 6.9 No residential development will be provided within areas identified at flood risk. Where internal roads need to cross existing ditches, flow routes will be maintained with sufficient capacity to manage flows without an increase in flood risk. The Proposed Development will include a flood risk assessment and drainage strategy.
- 6.10 During construction, temporary drainage measures will be implemented as part of the CEMP to manage surface water runoff and prevent any increase in flood risk to the Site or surrounding areas. Operational surface water management will incorporate SuDS. SuDS will be delivered in accordance with non-statutory national guidance, including appropriate climate change allowances, ensuring no increase in surface water flood risk and potential betterment compared to existing conditions. Therefore, increased flood risk during construction and operation is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA.
- 6.11 A flood risk assessment and drainage strategy will be submitted with the planning application.

Water Pollution

- 6.12 Construction activities will be controlled through implementation of a CEMP incorporating pollution prevention measures in accordance with Environment Agency guidance and Construction (Design and Management) Regulations 2015. These measures will include appropriate storage of materials, fuel and chemicals, implementation of emergency spill procedures, and protection of surface water drainage systems.
- 6.13 Operational pollution risks are minimal given the residential nature of the development. Surface water drainage will incorporate appropriate treatment measures through the appropriate SuDS design, incorporating a Surface Water Management train in line with the current national 'Non-Statutory Guidance'⁵³ and local Lead Local Flood Authority policies, to ensure water quality protection before discharge to receiving watercourses.
- 6.14 Foul wastewater flows from the Proposed Development will discharge to the public foul sewer network which drains to the Henfield WwTW. These are the statutory responsibility of the incumbent water authority, Southern Water. The Applicant has no control over these and the Proposed Development will accord with all best practice measures to prevent significant effects on the water environment. Southern Water Ltd have a statutory requirement to provide a point of connection and ultimately treatment for foul water under the 1991 Water Industry Act for any development. If any upgrades are required to the public sewerage network or the Wastewater Treatment Works, it will therefore be a statutory requirement for Southern Water to address any environmental issues that may arise from these upgrades. In 2025 Southern Water completed works to increase capacity at the WwTW. Southern Water's Clean Rivers and Seas Plan also identifies work to be planned post 2030 in Henfield to

reduce surface water entering the foul sewer network to further increase capacity at the WwTW.

- 6.15 Therefore, pollution of water resources during construction and operation is not considered likely to result in significant environmental effects and is proposed to be scoped out of the EIA.

Effects Likely/Significant

- 6.16 **Table 6.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 6.1: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Increased potable water demand on Southern Water supplies affecting abstraction volumes at Pulborough.	Arun Valley Special Area Conservation (SAC); Arun Valley Special Protection Area (SPA); Arun Valley Ramsar Site	Construction and Operation

- 6.17 On 31 October 2025 Natural England withdrew its position statement for planning applications within the Sussex North Water Supply Zone. The withdrawal of the statement followed agreement between Natural England, Southern Water and the Environment Agency that a reduction in the licence cap on water abstraction will ensure that the protected Arun Valley habitats identified above are not adversely affected. Through consultation with Horsham District Council it has been confirmed that in advance of implementation of the licence change the potential effects on the protected Arun Valley habitats must still be considered within an EIA.
- 6.18 The SNWSZ remains in an area of serious water stress. The Proposed Development will limit water demand to 100 litres per person per day, which represents a reduction in water usage compared to the requirements of Building Regulations (Requirement G2).
- 6.19 The ES will assess the impact on potable water supply via reference to the measures already agreed between the relevant statutory bodies, timescales for implementation and the programme for the Proposed Development.

7. Landscape and Views

Baseline

- 7.1 A baseline assessment has been undertaken for the Site, attached at **Appendix 3**, which sets out the baseline conditions and proposed assessment methodology. A summary of the baseline conditions is set out below. The Site's fields are bordered by a mix of trees and hedgerows which provide a degree of visual containment. No landscape designations cover the Site.
- 7.2 The Site is located within the National Character Area (NCA) 121 Low Weald. Key characteristics of NCA 121, as relevant to the Site, include:
- *"Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;*
 - *A generally pastoral landscape, land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley;*
 - *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches;*
 - *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;*
 - *The Low Weald boasts an intricate mix of woodlands, much of it ancient including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields;*
 - *Many small rivers, streams and watercourses with associated watermeadows and wet woodland."*
- 7.3 At the District level, the Site falls on the boundary between two Landscape Character Types (LCTs) within which 32 Landscape Character Areas (LCAs) were identified. The majority of the Site is located within LCT P – Minor River Valleys and LCA P2 – Upper Adur Valleys. The fields in the south of the Site lie in LCT D – Rolling Scarp Footslope Farmlands and LCA D2 – Henfield and Small Dole Farmlands. The key characteristics of LCA P2 - Upper Adur Valleys include:
- *"Small gently undulating valleys with very restricted valley bottoms.*
 - *Small pastures on the valley bottom. Mixed farmland on the valley sides.*
 - *Meandering river/stream courses, locally straightened.*

- *Occasional small farmsteads on valley sides.”*

7.4 The key characteristics of LCA D2 – Henfield and Small Dole Farmlands include:

- *“Undulating landscape of low ridges, and narrow valleys with small streams.*
- *Steep visually prominent Lower Greensand ridge at Henfield.*
- *Long views to and from the ridges.*
- *Small to large size regular and irregular fields with variable hedgerow pattern.*
- *Small historic commons and orchards are a distinctive feature in the north of the area.*
- *Small springline settlements near the foot of the scarp. Elsewhere isolated farmsteads and looseknit cottages strung out along roads and lanes in the rest of the character area.”*

7.5 Visually, due to the low lying, undulating nature of the surrounding landscape and the presence of mature tree lines, hedgerows and woodland, there are limited opportunities for middle or far distance views towards the Site. There are near distance views available from London Road/Crouch Hill on the approach to Henfield, and from Wheatsheaf Road to the north. There are also near distance views from the rear of several properties at the edge of Henfield to the west, and from the public right of way (PRoW) which crosses the Site.

7.6 There are partial, often filtered, views from the footpath network which crosses the farmland to the east of the Site. In long distance views from the scarp slope at the edge of the South Downs, approximately 2.75km to the south of the Site, the Site is well contained by built development in Henfield, and by the sloping topography which falls away from the ridgeline at the southern edge of the Village.

7.7 A plan is contained in **Appendix 2** which shows the suggested visual receptors which will form the basis for the assessment of landscape and visual effects. Viewpoint photography is contained on the photosheets at **Appendix 2**.

Proposed scope of assessment

7.8 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development.

7.9 The overall scope of the assessment will involve the determination of:

- Landscape and Visual Impact Assessment (LVIA) methodology and significance criteria;
- Zone of Theoretical Visibility (‘ZTV’) to determine the location of potential assessment viewpoints;

- A photographic record will be provided of key views, when vegetation is both in and out of leaf (if timescales permit);
- Baseline studies, including assessment of existing landscape character and published documents on regional and local landscape character, and the identification of existing visual receptors and PRowS, particularly those which border the Site;
- An assessment of the existing night time character;
- Review of development proposals and proposed mitigation measures;
- Assessment of the effects of the Proposed Development on existing landscape assets, such as vegetation, water bodies etc., and will be informed by an Arboricultural Impact Assessment carried out as part of the ES;
- LVIA at Year 1 and Year 15 (residual effects) from completion;
- Commentary on construction (temporary) effects; and
- Commentary on any relevant cumulative landscape and visual effects.

Effects unlikely/not significant

7.10 The following effects are considered unlikely to be significant.

- Landscape and visual effects on the character of views and the setting of the South Downs National Park.
- Landscape and visual effects beyond 750m from the Site boundary are unlikely to be significant.

Effects likely/significant

7.11 **Table 7.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant.

Table 7.1: Potential likely significant effects and sensitive receptors

Effect	Receptor(s)	Applicable stage(s)
Changes to landscape character	Site and local landscape character.	Construction/Operation
Changes to visual amenity of visual receptors within 750m of the Site	Users of the following routes: • Users of PRow Hen-2542 within the Site and to the east; • Users of London Road / Crouch Hill (A281) on the approach into Henfield;	Construction/Operation

Effect	Receptor(s)	Applicable stage(s)
	• Users of Wheatsheaf Road (B2116); • Users of PRow Hen-2539 east of Site; and • Users of Charlwood Drive; and • Residential properties on Charlwood Drive and Wantley Hill Estate.	

Assessment methodology

7.12 The assessment will be undertaken in accordance with the with the following published guidelines:

- *'Guidelines for Landscape & Visual Impact Assessment'*, produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013);
- *'An Approach to Landscape Character Assessment'*, October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for holistic assessment of landscape character, including physical, biological and social factors;
- *'Assessing Landscape Value Outside National Designations'*, Landscape Institute's Technical Guidance Note 02/21; and
- *'Visual Representation of Development Proposals'*, Landscape Institute's Technical Guidance Note 06/19.

7.13 The landscape and visual methodology has been drawn from best practice guidelines comprising the GLVIA3. The aim of these guidelines is to set high standards for the scope and content of landscape and visual impact assessments and to establish certain principles that will help to achieve consistency, credibility, transparency and effectiveness throughout the assessment.

7.14 The assessment of landscape and visual effects includes a combination of objective and subjective (professional) judgements, and it is therefore important that a structured and consistent approach is adopted to ensure that the assessment undertaken is as objectively as possible.

7.15 The assessment of effects to landscape character will systematically describe and analyse the features within the landscape, such as landform; vegetation cover; settlement pattern and morphology; transport patterns; land use; materiality; and scale/form of built elements; which together create a particular sense of place.

7.16 The assessment of effects to visual amenity will consider visual receptors, which are the viewers of and within the landscape. Representative viewpoints will be selected in consultation with the local planning authority and informed by professional judgement.

- 7.17 The assessment will consider the baseline of the landscape and visual resource (as existing in 2025, the temporary construction stage (with all temporary effects considered to be medium-term) (no specific year is identified as this considers the effects during the construction stage as a whole), and the permanent operational stage effects at Year 1 and Year 15 (considered to be permanent effects). The use of Year 1 and Year 15 for the operational stage assessment will be to ensure that the worst-case pre-maturation of landscape mitigation and enhancement effects (i.e. at Year 1) and residual effects, taking account of the maturing landscaping within the Proposed Development (i.e. at Year 15), are identified.

Consultation

- 7.18 The viewpoints and any requirement for visualisations will be agreed with HDC.

Significance criteria

- 7.19 In assessing EIA development, a judgement needs to be made about whether an effect is likely to be 'significant' in EIA terms. GLVIA3 advises that: *"There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and landscape context and with the type of proposal."*
- 7.20 For the purpose of the LVIA, effects of 'Substantial' and 'Substantial to Moderate' Significance are likely to be important considerations at a regional or district scale, and / or an important consideration for decision makers. As such, these are considered significant effects.
- 7.21 Moderate effects, while important at a local scale, may be considered as significant depending on the receptor in question and it is up to the discretion of the professional making the assessment as to whether this effect is considered significant.
- 7.22 Where significant adverse effects are identified, measures to avoid, prevent, reduce or, if possible, offset these effects are recommended (i.e. mitigation measures). The level of effect is then assessed with these measures in place (i.e. residual effects).

Limitations and assumptions

- 7.23 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:
- The landscape and visual effects will be determined based upon details of building heights and landscape mitigation. The baseline assessment has been based on information readily available at the time of undertaking the assessment;
 - During site visits to the Site and surrounding area, weather conditions, the time of day and seasonal factors have influenced the visual assessment and photographic record of the environment;

- Access to private properties has not been obtained and the visual assessment will be conducted in line with best practice set out within GLVIA3;
- The construction stage of the Proposed Development will be assessed with mitigation accounting for primary mitigation to be incorporated into the design of the Proposed Development; and
- The growth rate of structural planting proposals will be assumed as 1m in height every 3 years.

8. Socio-Economics and Human Health

Baseline conditions

Socio-economic and Human Health Impact Areas and Population

- 8.1 The Site is located within the administrative boundary of HDC, which forms the Local Impact Area for this assessment. The 2021 Census⁵⁴ indicates that 58% of people working in HDC also live within the district, suggesting that there is a relatively high level of socio-economic containment within this geography.
- 8.2 The boundary of the former Coast to Capital Local Enterprise Partnership (C2C LEP) forms the wider impact area². Whilst LEP funding was withdrawn in 2024 (with their administrative functions returning to district and county councils), the boundary of the former C2C LEP represented an established socio-economic geography which remains relevant to the consideration of the Proposed Development. This is demonstrated by the 2021 Census, which reported that 93% of people working within HDC lived within the C2C LEP's boundary, suggesting a notably high level of socio-economic containment in this geography.

Economic Activity and Employment

- 8.3 The Census 2021⁵⁵ indicates that the population of HDC totalled c. 151,520 residents, accounting for circa 9.4% of the C2C LEP's total population of circa 1.6 million. 59% of HDC residents are of working age (aged 16-64), which is lower than across the C2C LEP area (62%) and the national rate (63%).
- 8.4 Over the year to June 2025, the average economic activity rate amongst the working-age resident population of HDC (86%) was higher than in C2C LEP (82%), and in England as a whole (79%). Working-age employment rates were also higher locally (83%) than in the C2C LEP (79%) and in England as a whole (76%).

Labour Market and Industry

- 8.5 The Office for National Statistics (ONS) 2023 Business Register & Employment Survey (BRES)⁵⁶ estimated that there were 58,550 workforce jobs in HDC, equating to circa 8.2% of the circa 714,000 jobs in C2C LEP as a whole. HDC supported 3,500 jobs in the construction sector, equating to circa 6.0% of total employment locally, which is higher than the sector's representation in the wider C2C LEP area (4.6%) and nationally (4.7%).
- 8.6 As of September 2025, there were circa 1,770 people claiming out-of-work benefits in HDC principally for the reason of being unemployed⁵⁷, accounting for 2.0% of the resident population aged 16-64, which is lower than the proportions across C2C LEP (3.1%) and England (4.1%).
- 8.7 Analysis of ONS Jobseeker's Allowance (JSA) claimant data⁵⁸ - a subset of the overall claimant count presented above – indicates that 25 people were specifically seeking

² The C2C LEP comprised the administrative boundaries of the following local authority districts: Brighton & Hove; Lewes; Croydon; Epsom & Ewell; Mole Valley; Reigate & Banstead; Tandridge; Worthing; Arun; Chichester; Horsham; Crawley; Mid Sussex; Adur.

employment in construction-related trades in HDC in September 2025, rising to circa 365 across the C2C LEP area.

Education Facilities

- 8.8 Two privately-operated nurseries are present in the locality of the Site. The closest provider is Active8 Henfield Nursery (located circa 0.7 miles travel distance to the Site). Additional childcare provision in Henfield is available at Dove Nursery (located circa 1.6 miles travel distance to the Site). Further provision is available at Oscar Bears Day Care (circa 2.3 miles travel distance to north east the Site).
- 8.9 There is one primary school in Henfield; St Peter's CofE Primary School (located circa 1.2 miles travel distance to the Site), which DfE data⁵⁹ suggests currently has 51 available places.
- 8.10 The closest secondary school to the Site is Steyning Grammar School, located in Steyning, circa 6.2 miles travel distance to the Site. Department for Education (DfE) data⁶⁰ suggests that the school currently has 511 available places.

Healthcare Facilities

- 8.11 The NHS 'Find a GP' online search tool⁶¹ identifies that the closest GP surgery to the Site is Henfield Medical Centre (circa 0.6 miles travel distance). As outlined in NHS Healthy Urban Development Unit (HUDU) guidance⁶², the Royal College of GPs recommends that a ratio of one GP (assumed fully-qualified and full-time equivalent, FTE) per 1,800 registered patients is a suitable benchmark to consider the capacity of primary healthcare facilities³. Application of this ratio to the current staff and patient numbers at Henfield Medical Centre⁶³ indicates that the surgery currently provides one fully-qualified FTE GP per 2,550 patients, which exceeds the recommended ratio.

Active Travel and Sustainable Transport Accessibility

- 8.12 The local active travel network includes PRoW, Footpath HEN-2542 (which crosses the Site on a south-west to north-east trajectory) and National Cycle Route 223 (which runs within 1.2 miles from the Site, and links to Horsham, Shoreham-by-Sea and beyond).
- 8.13 Bus routes 17, 106 and 100 pass along London Road, with the closest stop located circa 350m walking distance from the Site. They provide regular services to Burgess Hill, Worthing, Horsham and Brighton.
- 8.14 The closest railway stations are located in Burgess Hill (circa 9.2 miles to the east of the Site), and Shoreham-by-Sea (circa 9.5 miles to the south of the Site), where services run to Bedford, Cambridge, London Victoria, Brighton, Littlehampton, Portsmouth & Southsea, Chichester and Southampton Central. National Cycle Route 223 runs within 1.2 miles from the Site and links to Horsham, Shoreham-by-Sea and beyond.

³ Note that this is only an indicative measure of healthcare capacity, and cannot account for site-specific factors, such as the floorspace, age, quality and configuration of individual facilities.

Public Health Profile

8.15 The Government's Office for Health Improvement & Disparities (OHID) reports⁶⁴ on various indicators regarding health outcomes in HDC in comparison to the county of West Sussex⁴ and national benchmarks, a summary of which are presented below:

- Life expectancies for men (81.9 years) and women (85.4) in HDC are higher than in West Sussex (respectively 80.4 and 84.6 years) and nationally (respectively 79.3 and 83.2 years);
- A lower percentage of the adults in HDC (60%) are classified as overweight or obese than across West Sussex (63%) and England (65%). Childhood prevalence of obesity (including severe obesity) is also lower in HDC (where 14% of Year 6 children are obese) than in West Sussex (19%) and England as a whole (22%);
- A notably higher percentage of adults are physically active⁵ in HDC (78%) than in West Sussex (70%), an in England as a whole (67%); and
- As an important wider determinant of health, the proportion of children in relative low-income families⁶ in HDC (10%) is notably lower than both the county rate (14%) and the national rate (22%).

Proposed scope of assessment

8.16 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development. Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the ES only assess those effects considered 'likely' to be significant, at this stage.

Effects unlikely/not significant

8.17 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 1**.

Social cohesion, inclusive design and access to community facilities [Proposed Development's residents and existing local communities]

8.18 Developments should connect with existing communities (for example through layouts and access points which avoid physical barriers and severance), whilst land use and spaces should encourage social interaction, taking into account principles of inclusive and age-friendly design.

8.19 The Site is currently predominantly agricultural land, and as such, the Proposed Development will result in no displacement of any existing residential communities.

⁴ Public health data is reported at the county level (West Sussex), as LEP data is not available.

⁵ Defined as undertaking a minimum of 150 minutes of moderate physical activity (e.g. brisk walking; cycling for travel or leisure; playing individual or team sports; gym exercises; gardening) per week.

⁶ 'Relative low-income households' defined as those with income below 60% of the median in that year.

The Site's location in the edge of a well established residential area, will enable coherent integration with existing residential and commercial areas and social infrastructure.

- 8.20 The Proposed Development will deliver new open space which will be accessible to future residents of the Site and other potential users (including existing neighbouring communities). These uses should foster social interaction and provide a focal point for community activities.
- 8.21 New public realm will be implemented with a strong consideration of principles related to inclusive design, taking account of guidance⁶⁵ regarding best practice for ensuring that developments can be accessed and used by all in a way that effectively fosters social connections, recognising and accommodating differences in the way people use the built environment as a result of factors such as age and disability. The new public realm will therefore further support local social cohesion and accessibility.
- 8.22 Whilst the proposals are considered to be beneficial in terms of supporting social cohesion and delivering inclusive design and access to community facilities for the Proposed Development's residents and existing local communities, such impacts are considered to impact a relatively small number of people and to a limited extent in the context of the baseline provision of services in the locality of the site and the defined local impact area.
- 8.23 Therefore, social cohesion, inclusive design and access to community facilities for the Proposed Development's residents and existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Crime reduction and community safety [Proposed Development's residents and existing local communities]

- 8.24 Sites should be kept secure during construction to ensure that the potential for crime and anti-social behaviour is minimised. As such site security arrangements during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015⁶⁶.
- 8.25 Once operational, developments should incorporate design elements and site management measures to help 'design out' crime, to help people feel secure, again, minimising the potential for crime and anti-social behaviour. As such, the design of the Proposed Development will be informed by 'Secure by Design' principles⁶⁷ and appropriate design will be implemented to ensure that the potential for crime and anti-social behaviour is minimised.
- 8.26 Therefore, crime reduction and community safety for the Proposed Development's residents, workers and visitors and existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to secondary education facilities [local secondary education facilities and pupils]

- 8.27 Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to education facilities has a direct positive effect on human health and is vital towards ensuring employment prospects, personal and social development and strong communities.

- 8.28 The DfE's Pupil Yield Data Dashboard⁶⁸ provides pupil yield multipliers, which can be used to estimate the additional pupil demand generated by a proposed development within a specific local authority area.
- 8.29 Based on application of pupil yields per home sourced from the DfE Pupil Yield Data Dashboard, it is anticipated that up to 500 homes at the Proposed Development could generate demand for approximately 77 secondary pupil places.
- 8.30 Given that the baseline identified an existing surplus of 511 places at the closest secondary school to the Site (Steyning Grammar School), it is considered that the additional demand for 77 secondary school places generated by the Proposed Development can readily be met within existing provision.
- 8.31 Therefore, albeit resulting in a lower availability of places locally against the current baseline, it is considered that effects related to access to secondary education facilities are unlikely to be significant and will not be considered further within the EIA or reported in the ES.

Access to healthy food [Proposed Development's residents and existing local communities]

- 8.32 Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Healthy food options should be available and easily accessible to those using and working at new developments to enable and promote healthy lifestyles. Although the obesity rates in HDC are notably low in comparison to wider geographies, it is an important consideration for new development in the area.
- 8.33 There are a number of smaller food-stores and larger supermarkets located in Henfield High Street (located between 0.8 and 1.0 miles to the south of the Site) – including a Sainsbury's Local, One Stop, Jeremy's Greengrocers, and Cornerweighs Natural and Organic Foods – which will be accessible by the new residents of the Site.
- 8.34 Therefore, given the existing available options for healthy food, access to healthy food for the Proposed Development's residents and existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to open space and sports and recreation facilities [Proposed Development's residents and existing local communities]

- 8.35 Providing secure, convenient and attractive open / green space, public amenity space and facilities for sports and leisure activities can lead to increased levels of physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is also a growing body of evidence that access to open spaces and facilities for exercise is important in helping to maintain and/or improve mental health⁶⁹.
- 8.36 As noted in **Chapter 4**, the Proposed Development will deliver new open space, which will be accessible to future residents of the Site and existing local communities. Open spaces will comprise a range of typologies, including children's play space, and areas for relaxation and recreation, to meet a variety of local needs.

- 8.37 A variety of existing open space and recreation provision is present in the immediate locality of the site and Henfield more widely. Provision includes: Kings Field (which has a large children's play area, a skate park and a basketball court); Rothery Field (which also has a children's play area); Memorial Field; Chessbrook Green play area; and Henfield Community Orchard.
- 8.38 In addition, Woods Mill Nature Reserve is located 2.3 miles from the Site, and offers a range of trails, old ponds, a lake, woodlands, meadows and could provide further access to open green space for future residents of the Proposed Development. Existing local built provision includes Henfield Leisure Centre (located 1.4 miles from the Site, which provides gym, sports hall, fitness studio, and padel courts).
- 8.39 Whilst the Proposed Development is considered to be beneficial in terms of delivering new open spaces which will be accessible to the Proposed Development's residents and existing local communities (all of whom will also be able to access existing wider open space and recreation provision in the locality) such impacts are considered to impact a relatively small number of people and to a limited extent in the context of the baseline provision of services in the locality of the Site and the defined local impact area.
- 8.40 Therefore, access to open space and sports and recreation facilities for the Proposed Development residents and existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to training opportunities [labour force]

- 8.41 Employment and income are key determinants of personal and societal socio-economic and physical and mental health and wellbeing, whilst unemployment is known to be a significant contributor to poverty, illness and a reduction in personal and social esteem. New development can improve people's access to training opportunities; for example, through delivering apprenticeships and other employment and training programmes during the construction stage and on-Site once operational.
- 8.42 The Proposed Development could deliver opportunities for people to access training during construction (such as apprenticeships, placements and/or other education and skills initiatives), the scale and nature of which will be dependent on construction contractors.
- 8.43 It is, however, considered that, whilst a beneficial effect which could help meet local needs for training opportunities, these are likely to comprise only a limited proportion of the total jobs supported during the construction stage.
- 8.44 Therefore, access to training opportunities for the labour force is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to active travel and sustainable transport options [Proposed Development's residents and existing local communities]

- 8.45 Active travel and sustainable travel options should be accessible to those living and working at, and otherwise using, new developments to enable and promote healthy and sustainable lifestyles, through facilitating physical activity and zero / low emissions transport, such as walking, cycling and public transport options.

- 8.46 The Proposed Development will incorporate internal foot and cycleways which will link to the existing external active travel networks. The accesses to the western edge of the Site will provide footpaths connecting directly to the eastern edge of Henfield, making its range of public services and other amenities readily accessible from the site via active travel routes. As noted in **Chapter 3**, public right of way (PRoW), Footpath HEN-2542, crosses the Site on a south-west to north-east trajectory, and National Cycle Route 223 runs within 1.2 miles from the Site, and links to Horsham, Shoreham-by-Sea and beyond.
- 8.47 As also noted in the baseline, the Proposed Development will be well-served by the existing public transport network. The nearest bus stop to the Site is located approximately 350m to the west on London Road. Buses 17, 106 and 100 provide regular services to Burgess Hill, Worthing, Horsham and Brighton. The closest railway stations are located in Burgess Hill (circa 9.2 miles to the east of the Site), and Shoreham-by-Sea (circa 9.5 miles to the south of the Site), where services run to Bedford, Cambridge, London Victoria, Brighton, Littlehampton, Portsmouth & Southsea, Chichester and Southampton Central.
- 8.48 The Site's accessible location will contribute to maximising the local residential population's access to active travel and sustainable travel options, which will be beneficial and facilitate enhancement of the health and wellbeing of future Site users. It is albeit acknowledged that such impacts are considered to impact a relatively small number of people and to a limited extent in the context of the baseline provision of services in the locality of the site and the defined local impact area.
- 8.49 Therefore, access to active travel and sustainable transport options for the Proposed Development's residents and existing local communities are unlikely to be significant and will not be considered further in the EIA or reported in the ES in the context of the topic of socio-economics and human health.

Effects likely/significant

- 8.50 **Table 6.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 8.1: Potential likely significant effects and sensitive receptors

Effect	Receptor(s)	Applicable stage(s)
Employment generated during construction	Labour force	Construction
Provision of new housing	People requiring housing in the local impact area	Operation
Access to early years and primary education facilities	Local early years and primary education facilities and pupils	Operation
Access to primary healthcare facilities (GPs)	Local primary healthcare facilities and patients	Operation

Assessment methodology of effects likely/significant

8.51 The following background surveys/studies have been/will be completed.

Table 8.2: Background surveys/studies

Survey/Study/Analysis/ Evaluation	Overview	Date of completion
Completed		
Desk based study of publicly accessible socio-economic and human health data	Data obtained to understand prevailing socio-economic and human health conditions	October 2025
Pending		
Economic Impact Modelling	Modelling conducted to establish level of magnitude and inform significance of effect	Autumn/winter 2025/26
Further desk-based study of publicly accessible socio-economic and human health data	Data obtained to understand prevailing socio-economic and human health conditions	Autumn/winter 2025/26

8.52 Appropriate study areas will be defined which, in the absence of formal guidance, will be based on an understanding of relevant local and wider economic geographies and a consideration of the extent to which socio-economic and human health effects are likely to be contained therein. A local impact area will be defined to cover the administrative area of HDC, with a wider impact area defined to cover C2C LEP. These are established geographical areas that also reflect existing patterns of labour force containment, recorded by the 2021 Census⁷.

8.53 Best practice and methodological guidance will be drawn upon as appropriate to inform key elements of the assessment, including the Additionality Guide⁷⁰ produced by the Homes and Communities Agency (HCA, now known as Homes England) and Institute of Sustainability and Environmental Professionals (ISEP) guidance for the effective scoping of human health⁷¹ and determining significance in EIA⁷². Net additional economic impacts will be presented, accounting for a range of economic additionality factors such as leakage⁸, displacement⁹ and multiplier effects¹⁰.

⁷ As outlined in the baseline section.

⁸ The measure of the extent to which impacts (such as employment) will occur outside of the defined local and wider impact areas.

⁹ The measure of the extent to which the Proposed Development will lead to existing businesses or employees within the defined local and wider impact areas relocating activities to the Proposed Development, as opposed to the attraction of new investment and employment arising from the Proposed Development.

¹⁰ The measure of further economic activity (such as employment, expenditure or income) associated with supply chain expenditure, additional local income (from employment) and longer-term expenditure effects.

- 8.54 The sensitivity of receptors will be determined by way of observed change in receptors locally compared to local, regional and national trends. Through observation of a receptor's capacity for change relative to wider comparator areas and / or national standards, the sensitivity of receptors locally will be observed. Consideration will also be given to the priority attributed to specific receptors in strategy and policy terms, particularly in the case of qualitative receptors and those where quantitative evidence is not available. The assignment of sensitivity will be based on professional judgement.
- 8.55 Once the sensitivity of the receptor has been identified, the change attributable to the Proposed Development will be benchmarked against the observed rate of change in the corresponding social, economic or health-related baseline. This will allow for a relative assessment of the magnitude of change that is attributable to the Proposed Development to be conducted.
- 8.56 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined, following this, through professional judgement.

Limitations and assumptions

- 8.57 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:
- The assessment is desk-based and therefore reliant on data and information obtained from a variety of official published sources (such as the ONS's 2021 Census⁷³ and BRES⁷⁴). No further verification of these sources will be undertaken (unless otherwise stated in the ES). Each data source has methodological limitations related to data collection and surveys only represent the socio-economic context at a specific point in time;
 - The future baseline will draw upon employment forecasts produced by Experian⁷⁵ and education forecasts produced by the DfE⁷⁶. There are known uncertainties to using such trend-based forecasts (especially in the current context of economic uncertainty), however, the use of such forecasts is considered appropriate for drawing conclusions about how the economy and labour market might change in the future; and
 - Where necessary, professional and realistic assumptions will be made and applied.

9. Approach to the assessment of Cumulative Effects

Overview

9.1 This Chapter establishes the methodology that will be used for the assessment of cumulative effects. The EIA Regulations require the consideration of the culmination of effects with other “*existing and/or approved projects*”, as well as the interaction between effects identified at the project level. To accord with the EIA Regulations and best practice guidance, the following will be considered within the ES:

- **Effect interactions:** the interactions and combination of environmental effects of the Proposed Development affecting the same receptor, either within the Site or in the local area; and
- **In-combination effects:** the interaction and combination of environmental effects of the Proposed Development with other existing or approved projects affecting the same receptor (hereafter referred to as ‘Cumulative Projects’).

Assessment methodology

9.2 There is no widely accepted current methodology or best practice for the assessment of cumulative effects for projects however, it is acknowledged that guidance on the approach to the assessment of in-combination cumulative effects for projects that fall under the Nationally Significant Infrastructure Project regime has been issued by the Planning Inspectorate⁷⁷. The proposed assessment methodology set out below is based on the principles of the Planning Inspectorate guidance where relevant, an understanding of the receptors to be assessed through the ES, the nature of the Proposed Development, and professional judgement drawing on previous experience and knowledge at Turley.

9.3 The assessment of cumulative effects, for both effect interactions and in-combination effects, will be largely qualitative in nature. For some technical topics, quantitative data may be available (e.g. where modelling work is undertaken), facilitating a quantitative analysis of cumulative effects. In cases where information is not available, assumptions will be made based on professional judgement and clearly stated alongside any uncertainty as part of the assessment.

Effect interactions

9.4 The assessment of effect interactions will follow a two-stage process, as follows.

Step 1 - Identification of potential effect interactions

9.5 The assessment of effect interactions will consider the changes from baseline conditions because of the Proposed Development, at common sensitive receptors. Common sensitive receptors will be those that are assessed within two or more technical effects assessments provided within the ES. The assessment will be focused on residual effects only (i.e. following the implementation of scheme specific mitigation).

- 9.6 A matrix of residual effect interactions will be provided in the ES addressing both the construction and operational stages of the Proposed Development. The threshold for inclusion within the matrices will be set at a 'minor' level of effect as this is considered to address the potential for a number of residual effects that are not necessarily considered to be 'Significant' in isolation to become 'Significant' when they are considered collectively on a common sensitive receptor. Where, through the application of the matrices, potential effect interactions are not identified, in that no specific common receptor(s) is identified, then it will be concluded that there are no effect interactions.
- 9.7 Where potential effect interactions are identified, a qualitative assessment will then be undertaken for the relevant receptor categories through Step 2 below.

Step 2 - Qualitative appraisal methodology of effect interactions

- 9.8 The qualitative assessment will include the following:
- An appraisal where there are specific common receptors, considering.
 - Magnitude of change (or impact) of each residual effect;
 - Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change;
 - Duration (of the effects individually and collectively utilising the short / medium / long-term criteria set out in **Chapter 2**) and reversibility of the effect;
 - If the effects are temporary and / or permanent;
 - If the effects are experienced / occur concurrently or sequentially; and / or
 - The geographical / spatial extent of the individual effects.
- 9.9 An overall qualitative assessment of the cumulative effects on the identified receptor categories will; then be made using the information contained within this ES and supporting appendices (where appropriate), and professional judgement. Where possible, a conclusion on effect interactions will be provided discussing the likelihood of the effect interactions being 'Significant' or 'Not Significant'.

In-combination effects

- 9.10 The assessment of potential in-combination effects will be undertaken using the methodology outlined below.

Identification of projects for consideration

- 9.11 In order to identify relevant projects (referred to as 'Cumulative Projects') that could give rise to in-combination effects within the Proposed Development, a review of the HDC's online register of projects⁷⁸, and other sources⁷⁹, has been undertaken.
- 9.12 In line with the EIA Regulations, this search has focused on projects and therefore is not inclusive of sites allocated within local plans, core strategy documents or supplementary planning documents. Professional judgement has been used to

determine whether to include or exclude projects from further assessment (i.e. apply proportionality), informed by aspects such as temporal scale, nature of development and other factors. As such, the search has been focused on projects within 1.5km of the Site, acknowledging the maximum extent of likely receptors and nature of effects to be reported within the ES. The following additional criteria have also been used to define the list of Cumulative Projects:

- Applications dating from 2020 onwards. It is anticipated that applications prior to this date will already have been built out (and therefore form part of the baseline) and / or where subsequent applications have been submitted these would be captured within the search dates;
- Applications that have been submitted, consented/granted planning permission, or part implemented;
- Applications that have been refused but are subject to an undetermined appeal; and
- Projects of a pertinent scale, which has been determined using professional judgement but informed by their scale⁸⁰, perceived impact, or complexity, and are present near the Site.

- 9.13 A further search will be undertaken prior to the finalisation of the assessment of cumulative assessment as part of the ES. This is to ensure there is sufficient time for them to be considered and incorporated within any studies / evaluation / modelling that may underpin the assessments within the ES (e.g. visualisations).
- 9.14 The Cumulative Projects that will be considered and appraised in the ES are provided within **Table 9.1**.

Table 9.1: Cumulative Projects for assessment of in-combination effects

ID	Application Reference	Description	Approximate distance and direction from the Site	Status ⁸¹
1	Land East of Charlwood Drive Henfield West Sussex DC/24/1932	Outline application for 191 dwellings, open space, landscaping and associated infrastructure	Immediately south of the site	Appeal lodged.
2	Land at Parsonage Farm Deer Park, Henfield, West Sussex DC/21/2013	Outline planning application for up to 235 dwellings, including 35% affordable housing, with an improved vehicular and pedestrian access via London Road, public open space and associated infrastructure and landscaping	400m to the west	HDC 'minded to grant' July 2025

Assessment of in-combination effects

- 9.15 The assessment of in-combination effects will take into consideration available documentation submitted in support of the application for the above Cumulative Project, to conclude if common receptors are present between the Proposed Development and the Cumulative Projects and the extent of any in-combination effect. Where suitable information is not available, either professional judgement will be used to determine the cumulative effects or limitations will be set out.
- 9.16 The in-combination assessment will focus on the technical topic / effects 'scoped in' (i.e. reported within the ES). The evaluation at the receptor level will consider the following:
- Magnitude of change (or impact) in the relevant technical assessments;
 - Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change; and / or
 - Duration and reversibility of effect.
- 9.17 Through a combination of the qualitative evaluation and mitigation presented in the EIA, conclusions will be drawn as to the likelihood for significant in-combination effects and:
- in what way the in-combination effect is different to the project level effect.
 - to what extent there an increase or decrease in the in-combination effects when compared against the project level effect.
 - whether the in-combination effect is significant and the Proposed Development creates a 'tipping point'.

10. Summary of EIA Scoping Report

10.1 **Chapter 5** of this EIA Scoping Report has identified a number of technical topics for which no likely or significant effects have been identified and are proposed to be 'scoped out' of the EIA and not reported in the ES, based on the technical evidence base provided. These are as follows:

- Archaeology;
- Air Quality;
- Built Heritage;
- Climate Change;
- Odour;
- Agricultural Land and Soils;
- Ground Conditions and Contamination;
- Lighting;
- Risk of Major Accidents and/or Disasters;
- Transport and Accessibility;
- Waste and Resources;
- Noise and Vibration; and
- Biodiversity.

10.2 The technical topics proposed to be 'scoped in' (**Chapters 6 – 8** of this EIA Scoping Report) are as follows:

- Water Resources;
- Landscape and Views; and
- Socio-Economics.

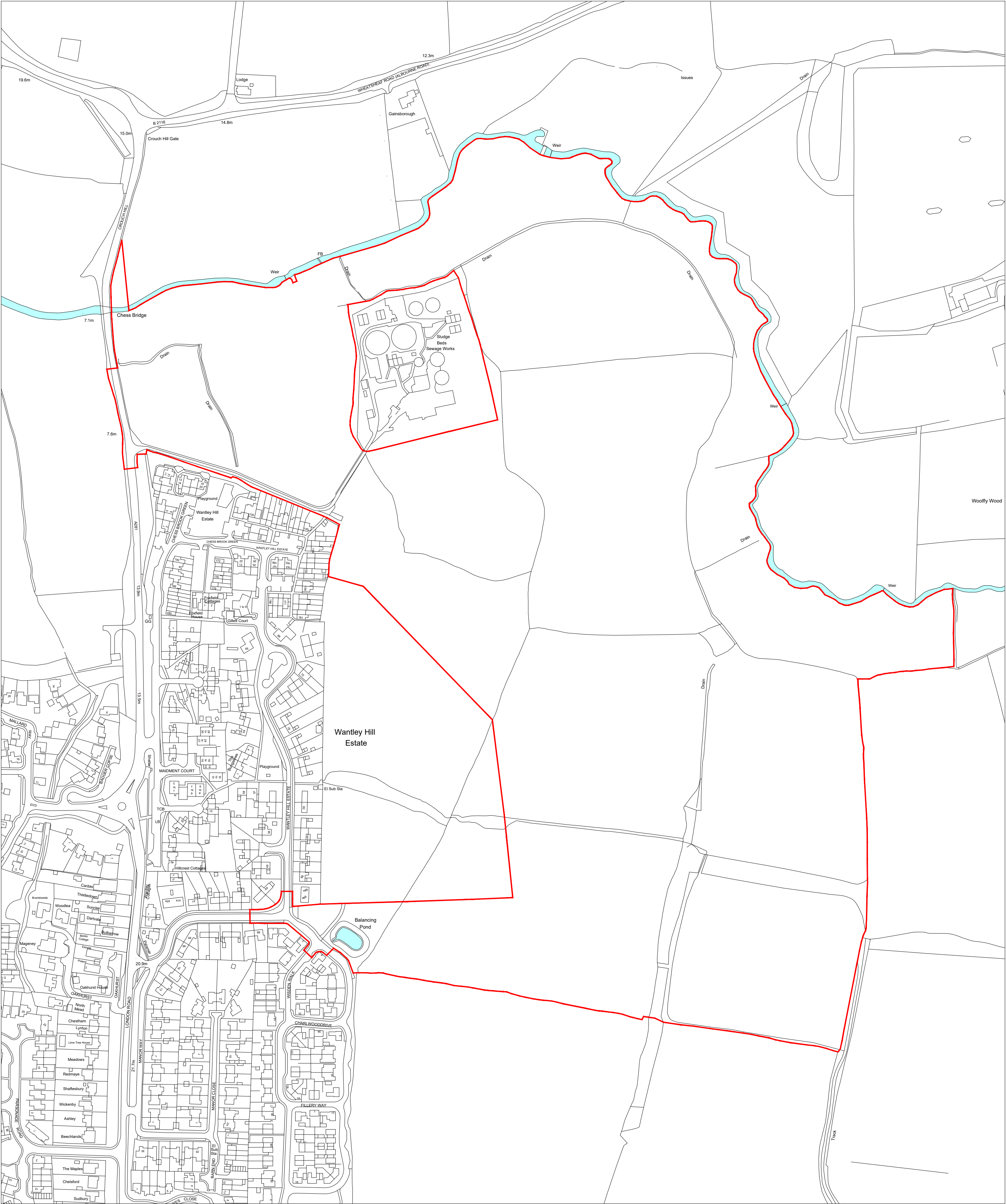
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- ⁷⁹ Landstack map function⁷⁹; Planning Inspectorate online register of projects⁷⁹; Transport and Works Order Act online register of projects⁷⁹; Parliament Hybrid Bills online register⁷⁹.
- ⁸⁰ Scale has been based on a judgement, but in part informed by the definition of a major developed within NPPF; the definitions of Schedule 1 and 2 developments within the EIA Regulations; and other developments that do not fall into the above, but could have perceived notable effects.
- ⁸¹ Status is based on review using publicly accessible resources (i.e. Google Maps / Google StreetView, HDC planning portal and the NSIP register).

Figure 1: Site Boundary Plan



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Site Boundary
(37.54 Ha)

Project
Land at London Road
Henfield, West Sussex

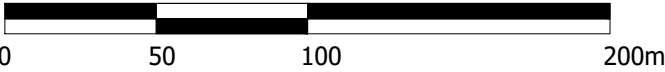
Title
Red Line

Job	Drawing No.	Rev.
25002	01	C
Drawn	Scale	Date
TS	1:2500@A2	12/2025



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

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Appendix 1: Preliminary Environmental Management Plan

Project specific measures to avoid and / or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered through the scoping process.

At this stage, this has focussed on 'primary mitigation' (i.e. inherent mitigation, comprising fundamental aspects of the project design) and 'tertiary mitigation' (i.e. standard environmental commitments / practices).

To support HDC and other stakeholders, the mitigation measures identified at this stage have been collated into a single Schedule of Mitigation set out below. This will be developed further as part of the ES. It is envisaged that mitigation will be secured through suitably worded planning conditions or other mechanism.

Mitigation measure	Description
Primary mitigation	
Landscape Strategy	• Open space will include play space, active travel routes across the Site, and green corridors, with existing ecological features such as field boundary hedgerows retained as far as possible. • The strategy to retain boundary trees and hedgerows will seek to ensure that the ecological function of the Site's habitats will be maintained into the Proposed Development's operation. • Habitats will be created and enhanced to benefit species and encourage biodiversity on-Site.
Surface Water Drainage Strategy	• All residential development will be located within the low-risk Flood Zone 1 area and outside pluvial flood routes. • Proposed road crossings of ditch corridors will be designed to manage flows and avoid an increase in flood risk. • The proposed Surface Water Drainage Strategy will include Sustainable Drainage Systems (SuDS) including permeable paving, and detention basins, and will restrict run-off from the Proposed Development to existing greenfield QBar 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 foul water drainage strategy will drain the Proposed Development to new on-site foul pumping stations, which will then discharge to the existing Southern Water foul sewer that crosses the Site to the Henfield WwTW.

Mitigation measure	Description
Sustainability	- Homes built to the anticipated Future Homes Standard, achieving a circa 63% carbon reduction beyond Part L 2021, delivering 'zero-carbon ready' homes. - The Proposed Development will be all-electric with the specification of individual homes design in accordance with the Energy Hierarchy (likely to include enhanced fabric specification, and the use of Air Source Heat Pumps for heating). - Homes will include electric vehicle (EV) charging points in line with the requirements of Building Regulations Part S2. - Homes will undergo overheating assessments in line with Building Regulations Part O3 to reduce the risk of overheating as a result of increasing temperatures. - Homes will be designed to reduce water demand achieving the Building Regulations Part G4 higher water efficiency standard, mitigating the reduction of summer rainfall. - Building foundations will be designed to take account of potential ground movement in line with Building Regulations Part L, this will give consideration to the potential effects of climate change and changing temperatures and rainfall impacting on ground conditions. - As part of the Proposed Development, an extensive area of landscaping and green infrastructure is proposed and the Proposed Development is aiming to deliver a >10% biodiversity net gain (BNG) onsite. These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy and Natural England Climate Change Adaptation Manual. - All residential development will be located within Flood Zone 1 and the proposed Surface Water Drainage Strategy aims to restrict run-off from the Site, to Qbar greenfield rates for all rainfall up to a 1 in 100 year storm event with a 45% allowance for increase in rainfall intensity due to climate change.
Odour	The Proposed Development includes setbacks from the Henfield WwTW (informed by an odour modelling exercise) to prevent significant odour risks on future residents.
Tertiary mitigation	
Construction Environmental Management Plan (CEMP)	<u>Climate</u> Provision of shaded refuges and potable water supplies to mitigate the risk of construction workers overheating during construction. <u>Water</u>

Mitigation measure	Description
	- Measures for the storage and handling of hazardous materials, procedures for the containment and cleanup of any spills, methods to control and treat runoff containing silt and contaminants, and arrangements for disposal of any contaminated effluent. - Tracing of existing services and use of signage to warn of their presence, with commitment to repair any accidental damage caused, for example, to unmapped and previously unidentified services. - The reliance on external water supply will be minimised, where possible, by the sustainable use of water, for example the use of rainwater harvesting or recycled water for wheel washing.
	<u>Air</u>
	- The construction dust assessment and mitigation measures to inform the Construction Environmental Management Plan (CEMP). - The incorporation of best practice construction measures for preventing adverse effects to air quality.
	<u>Waste</u>
	- Material Management Plan, implemented through the CEMP, will be prepared to maximise the re-use of surplus materials and material handling process, throughout the construction stage. - Generic waste produced during construction would be controlled through the implementation of a CEMP. - The CEMP will describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.
	<u>Artificial lighting</u>
	- Where practicable, construction lighting in the Site would be designed in accordance with the ILP Guidance Note GN01. - Illuminance levels arising from temporary lighting to in accordance with BS EN 12464-2: 2014 and CIE 129. - Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises). - Lighting to be directed so as avoid unnecessary light spill outside of construction areas and to ensure that the light distribution is toward the task area. - Lighting to be switched off when not required for safe working conditions and Site security.

Mitigation measure	Description
	• Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible. • Lighting to be kept at 0° tilt to avoid sky glow, where practicable. • Light dimming and automatic switch off would be used (where appropriate). <u>Transport (to be secured within a Construction Traffic Management Plan as part of the CEMP)</u> • Measures to time deliveries appropriately and coordinate activity with any other construction sites in the vicinity in order to minimise the impact of construction activity, including measures to coordinate access between developments to minimise cumulative impact. • HGV activity associated with construction will be managed to avoid peak times and routed away from sensitive receptors wherever possible. Significant effects are therefore considered to be unlikely. <u>Soil (to be secured within a Soil Management Plan as part of the CEMP)</u> • Identification of soil resource types and where they will be reused in landscaping and habitat creation; • Details of soil stripping, stockpiling and replacement working methods; and • Details of timing of soil handling and how suitable timings will be assessed with regard to soil condition.

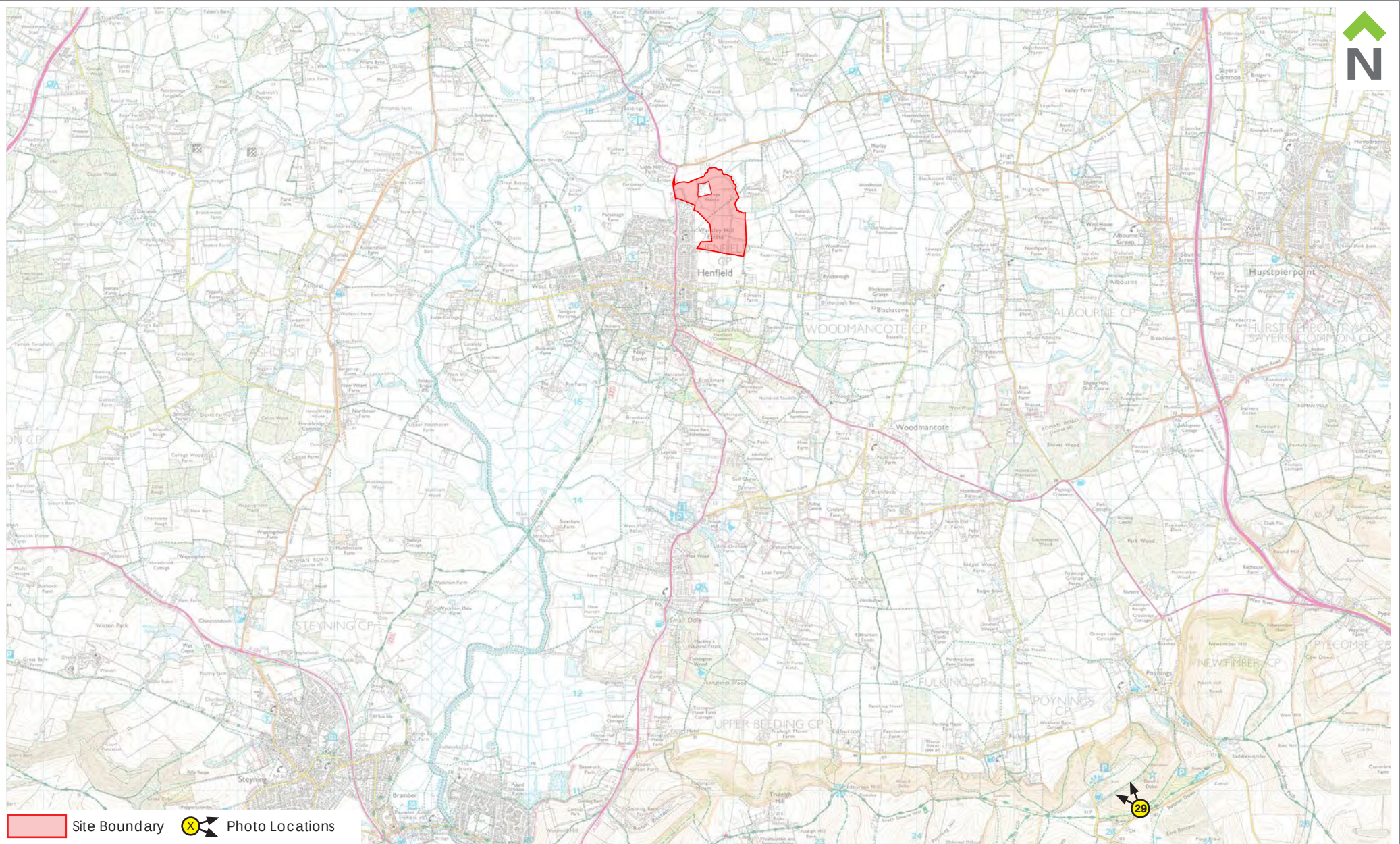
¹ https://assets.publishing.service.gov.uk/media/662a2e3e55e1582b6ca7e592/Approved_Document_L__Conservation_of_fuel_and_power__Volume_1_Dwellings__2021_edition_incorporating_2023_amendments.pdf

² The Building Regulations 2010, Approved Document S available at: https://assets.publishing.service.gov.uk/media/6218c5d38fa8f54911e22263/AD_S.pdf

³ <https://www.gov.uk/government/publications/overheating-approved-document-o>

⁴ https://assets.publishing.service.gov.uk/media/66f6c6ce3b919067bb4828cc/ADG_with_2024_amendments.pdf

Appendix 2: LVIA Viewpoints



Site Boundary X Photo Locations



Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project Land to the East side of London Road, Henfield

Drawing Title Site Location Plan

Client Taylor Wimpey UK Ltd

Date August 2025

Drawing No. CSA/4492/100

Scale @ A4 NTS

Rev A

Drawn ZO

Checked JP



Site Boundary Photo Locations Contextual Photos

CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	Project	Land to the East side of London Road, Henfield	Date	August 2025	Drawing No.	CSA/4492/101
	Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	A
	Client	Taylor Wimpey UK Ltd	Drawn	ZO	Checked	JP



Photograph 1 View from Public footpath HEN-2542 looking north-east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 08:53
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 2 View from Public footpath HEN-2542 at Site boundary looking north-east into Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 08:56
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 3 View from Public footpath HEN-2542 looking north-west towards western Site boundary.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 08:58
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW



Dixies Barns, High Street,
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e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A



Photograph 4 View from Public footpath HEN-2542 looking south-east towards southern Site boundary.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 08:59
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA

environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
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Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A

← Site extends full width of view →

Public footpath HEN-2542



Photograph 5 View from Public footpath HEN-2542 looking south-west towards western Site boundary.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 09:34
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 6 View from Public footpath HEN-2542 at Cutlers Brook looking south-west towards western Site boundary.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:01
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A



Context Photograph 7 View from north-east of Site looking south-east towards Site boundary at Cutlers Brook.



Context Photograph 8 View from north-east of Site looking north-west towards northern Site boundary.

CSA environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Context Photograph 9 View from northern Site boundary looking south-west towards Wantley Hill Estate.



Context Photograph 10 View from north-western field adjacent to London Road looking north-east towards northern Site boundary.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A

← Site extends full width of view →

Dwellings on Wantley Hill Estate

Western Site boundary



Photograph 11 View from Charlwood Drive looking north-east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 08:47
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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← Approximate extent of Site →

Southern Site boundary



Photograph 12 View from public footpath HEN-2540 looking north towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 11:24
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: N

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Dwellings along Wantley Hill Estate



Context Photograph 13 View from east of Site looking south-west.

Eastern Site boundary



Context Photograph 14 View from east of Site looking south-east.

CSA environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Context Photograph 15 View from south-east of Site looking south-west towards southern boundary.

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 16 View from public footpath HEN-2539 looking north-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 11:11
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: NW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 17 View from public footpath HEN-2539 looking west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 11:06
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: W

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 18 View from Public footpath HEN-2542 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:04
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 19 View from Public footpath HEN-2542 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:07
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 20 View from Public footpath WOM-2536 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:56
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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← Approximate extent of Site →

Woolfly Farm

Dwelling on Wheatsheaf Road

Commercial premises along Wheatsheaf Road



Photograph 21 View from Public footpath HEN-2538 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:49
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site

Woolfly Farm



Photograph 22 View from Public footpath HEN-2538 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:46
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

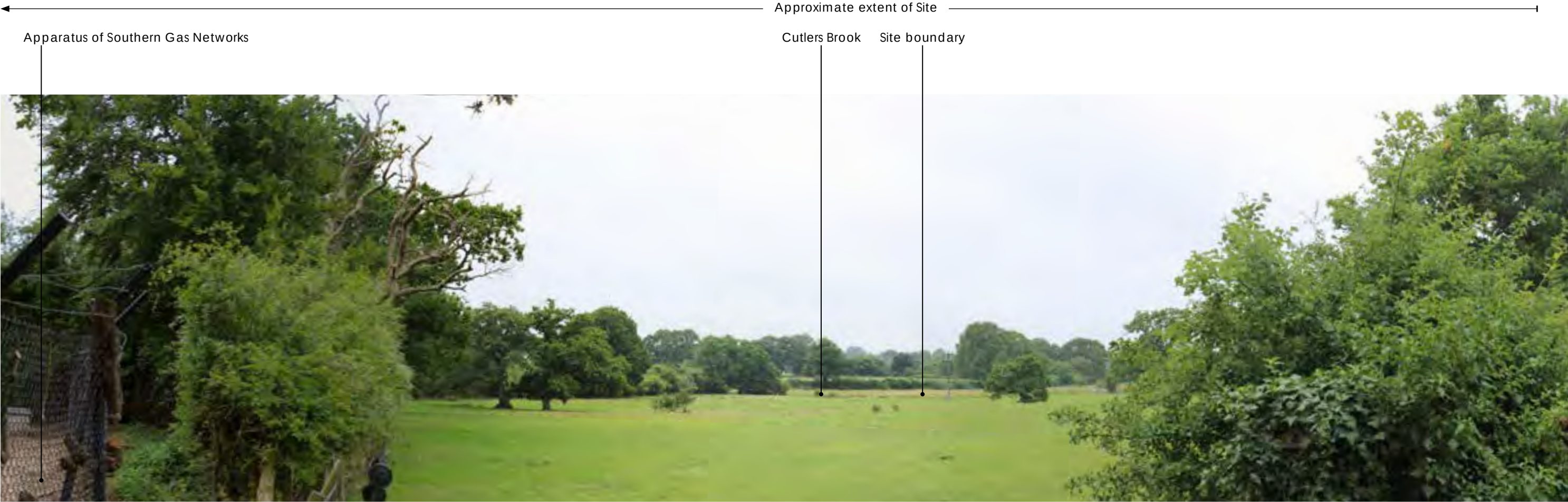
CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 23 View from Public footpath HEN-2542 looking south-west towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:14
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SW

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A



Photograph 24 View from Wheatsheaf Road / B2116 looking south towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:20
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Approximate extent of Site



Photograph 25 View from Wheatsheaf Road / B2116 looking south towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:23
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 26 View from Wheatsheaf Road/B2116 looking south towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:27
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: S

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land to the East side of London Road, Henfield	Drawing No. CSA/4492/103		
Drawing Title	Photosheets	Date September 2025		
Client	Taylor Wimpey UK Ltd	Drawn MC	Checked JP	Rev A



Photograph 27 View from corner of Wheatsheaf Road and Crouch Hill looking south-east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 10:31
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Photograph 28 View from Crouch Hill/A281 looking south-east towards Site.

Visualisation Type 1
Cylindrical projection
48% @ A3, 96% @ A1
26.06.2025, 09:11
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 90°
Looking direction: SE

CSA environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
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Panorama 29 For context only



Photograph 29

View from Devil’s Dyke, South Downs National Park

Visualisation Type 1
Planar projection
75% @ A3, 150% @ A1
30.09.2025, 09:03
Canon 2000D 1.6x, Canon EF-S 18-55mm
HfoV 40°
Looking direction: NW

CSA

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Ashwell, Hertfordshire SG7 5NT
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w csaenvironmental.co.uk

Project	Land to the East side of London Road, Henfield	Drawing No.	CSA/4492/103		
Drawing Title	Photosheets	Date	September 2025		
Client	Taylor Wimpey UK Ltd	Drawn	JP	Checked	CA Rev A