



Land West of Woodgate Nurseries, West Sussex

Request for Screening Opinion under Reg.6 of the
TCPA (EIA) Regulations 2017 (As amended)

August 2026

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Executive Summary

- i. This is a formal request for a Screening Opinion submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- ii. The proposed development comprises the erection of up to 220 residential dwellings, including market and affordable housing, together with public open space, play provision, green and blue infrastructure, biodiversity enhancements, drainage infrastructure and associated works on approximately 10.9 hectares of land to the west of Woodgate Nurseries and Lidsey Road, Woodgate, West Sussex. The development would be accessed from the A29 via the approved priority junction and landscaped link road serving the adjacent consented residential developments, including AL/129/21/OUT, AL/70/23/OUT and AL/89/24/OUT. The proposals include approximately 30% affordable housing, a mix of houses and apartments, formal and informal open space, pedestrian and cycle routes, SuDS, biodiversity corridors and connections to the wider public rights of way network.
- iii. The proposals have been assessed against the EIA Regulations, with specific reference to Schedule 2 and Schedule 3 and advice within the National Planning Policy Guidance.
- iv. Having regard to the nature, scale and location of the development it is concluded that no significant environmental effects are likely to arise and consequently the proposed development is not EIA development.

1. INTRODUCTION

- 1.1 This report has been prepared by Luken Beck on behalf of Hanbury Properties Ltd (the 'Applicant') and is submitted to Arun District Council ('ADC') under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'EIA Regulations'). It requests that ADC adopts a formal Screening Opinion to determine whether the proposed development of land west of Woodgate Nurseries and Lidsey Road (A29), Woodgate, West Sussex, comprising the erection of up to 220 residential dwellings, including market and affordable housing, together with public open space, play provision, green and blue infrastructure, biodiversity enhancements, drainage infrastructure and associated works, accessed from the A29 via the approved junction and landscaped link road serving the adjacent consented residential developments, including AL/129/21/OUT, AL/70/23/OUT and AL/89/24/OUT (the "Proposed Development"), is likely to have significant effects on the environment and therefore constitutes EIA development as defined by the EIA Regulations.
- 1.2 A site location plan identifying the land is attached at **Appendix 1**.
- 1.3 In accordance with the procedures set out in Section 6(2) of the EIA Regulations, this request for a Screening Opinion includes the following information:
- (a) a plan sufficient to identify the land;
 - (b) a description of the development, including in particular—
 - i. a description of the physical characteristics of the development and, where relevant, of demolition works;
 - ii. a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;
 - (c) a description of the aspects of the environment likely to be significantly affected by the development;
 - (d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—
 - i. the expected residues and emissions and the production of waste, where relevant; and
 - ii. the use of natural resources, in particular soil, land, water and biodiversity; and
 - (e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.
- 1.4 To assist the Council with this process, the checklist used by the National Planning Casework Unit and the Planning Inspectorate when screening for EIA is attached at **Appendix 3** to this document.

- 1.5 To further assist in assessing the impacts of the proposed development, this screening request submission is supported by the relevant technical reports prepared in support of the pre-application request submitted to Arun District Council in April 2026 which give further insight into the sites baseline conditions and potential impacts of the proposed development. These reports have already been reviewed by relevant Officers and responded to as part of the pre-application process.

2. SITE DESCRIPTION

- 2.1 The site is located to the west of Woodgate Nurseries and Lidsey Road, Woodgate, West Sussex, approximately 1 mile to the south of Westergate and approximately 4 miles to the north of Bognor Regis along the A29. The site lies outside the defined Built-Up Area Boundary of Woodgate, but is not subject to any statutory environmental designations and is not designated or specifically protected by any individual policy in the adopted Local Plan.
- 2.2 The site covers an area of approximately 10.9 hectares and comprises undeveloped agricultural land with no buildings in situ. The land is relatively flat, with only gently sloping changes in ground levels. The site is visually well contained and is not prominently visible from the A29, sitting behind existing and consented residential development to the east, with the elevated former Lidsey Landfill site to the west. The northern boundary is marked by the railway line, while the southern boundary is defined by the Lidsey Landfill access road. Existing mature trees, hedgerows and boundary planting provide a strong landscape framework, particularly along the western and northern edges of the site.
- 2.3 The site is immediately adjacent to a number of recently built, consented and emerging residential developments to the east, including the completed Thakeham Homes development at Wings Nursery and approved residential schemes under references AL/129/21/OUT, AL/70/23/OUT and AL/89/24/OUT. These developments establish the wider residential context to the east of the site and provide the approved access arrangements that would serve the Proposed Development.
- 2.4 Land to the east of the A29 forms part of the wider Barnham, Eastergate and Westergate strategic allocation under Policy SD5 BEW of the Arun Local Plan. This allocation provides for a mixed-use development comprising at least 3,000 homes, alongside supporting infrastructure including new primary and secondary schools, community facilities, public open space, sports and retail provision.

3. DEVELOPMENT PROPOSALS

- 3.1 The proposed development comprises the erection of up to 220 residential dwellings, including market and affordable housing, together with public open space, play provision, green and blue infrastructure, biodiversity enhancements, drainage infrastructure and associated works on land west of Woodgate Nurseries and Lidsey Road, Woodgate, West Sussex.
- 3.2 The proposed dwellings would comprise a policy-compliant mix of market and affordable homes, including 30% affordable housing. The development is anticipated to include a mix of detached, semi-detached and terraced houses, together with some apartments, particularly where these would assist with legibility, placemaking and framing key spaces within the layout.
- 3.3 The proposed built form would be subject to detailed consideration at the reserved matters stage. However, the illustrative proposals show a predominantly two and two-and-a-half storey development, with buildings of up to three storeys in selected locations. It is anticipated that the design approach would comprise traditional, pitched roof properties with approximate ridge heights of between 8m and 12m above finished floor level.
- 3.4 Vehicular access would be taken from the A29 via the approved priority junction and landscaped link road serving the adjacent consented residential developments, including AL/129/21/OUT, AL/70/23/OUT and AL/89/24/OUT. The proposals would also provide dedicated pedestrian and cycle routes alongside roads and independently through the site's open space, creating a permeable layout and linking with adjacent developments and the wider public rights of way network.
- 3.5 The proposals would be landscape-led and include substantial green infrastructure, formal and informal public open space, play provision including space for a NEAP and LEAP, incidental doorstep play, community growing opportunities, SuDS and biodiversity corridors. Existing boundary vegetation and significant trees would be retained and enhanced where possible, with the scheme designed to achieve at least 10% Biodiversity Net Gain.
- 3.6 A draft site masterplan is included within Appendix 2 of this report.

4. RELEVANT PLANNING HISTORY

- 4.1 The site itself has no relevant planning history. However, the planning history of the land immediately to the east and surrounding the site is of relevance to the Proposed Development. This includes a number of recently completed, consented and emerging residential schemes which establish the wider residential context of the site and the approved access arrangements relied upon by the Proposed Development; none of which was EIA development.

(i) Application Ref: AL/20/21/PL

Site: Wings Nursery, Lidsey Road, Woodgate, Aldingbourne

Proposal: Demolition of Wings House and erection of 71 dwellings, together with access arrangements, sustainable drainage measures, public open space, landscaping and other associated works.

Decision: Approved

Decision Date: 1 March 2022

(ii) Application Ref: AL/129/21/OUT

Site: Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne

Proposal: Outline planning application for a new access from the A29, pedestrian improvements, up to 95 dwellings, public open space and associated works.

Decision: Approved

Decision Date: 22 August 2022

(iii) Application Ref: AL/70/23/OUT

Site: Land West of Lidsey Road (A29), Lidsey

Proposal: Outline planning application for up to 155 dwellings, public open space, landscaping, drainage and other associated works, utilising the access approved under AL/129/21/OUT.

Decision: Approved

Decision Date: 25 October 2023

(iv) Application Ref: AL/89/24/OUT

Site: Land at Woodgate Nurseries, Lidsey Road, Woodgate

Proposal: Outline planning permission for up to 130 dwellings, accessed via the adjoining consented residential sites, with an emergency, pedestrian and cycle access onto Lidsey Road.

Decision: Approved

Decision Date: 6 May 2026

(v) Application Ref: AL/21/20/OUT

Site: Land North of Lee's Yard, Lidsey Road, Woodgate

Proposal: Outline planning permission for 38 dwellings.

Decision: Approved

Decision Date: 22 October 2020

(vi) Application Ref: AL/107/21/PL

Site: Woodgate Centre, Lidsey Road, Woodgate

Proposal: Demolition of the Woodgate Centre buildings, including three residential dwellings, and the construction of 180 residential dwellings. The site forms part of the wider Barnham, Eastergate and Westergate strategic allocation.

Decision: Resolution to grant planning permission

Decision Date: 3 March 2023

5. THE SCREENING PROCESS

- 5.1 The EIA Regulations are applied to specific types of development that may have significant effects on the environment. Development types are categorised in the EIA Regulations as Schedule 1 or Schedule 2 developments; the nature of the proposals, their location, and their scale being the determining factors as to whether they are likely to have significant environmental effects.
- 5.2 Developments within Schedule 1, and those developments described in Schedule 2 that are likely to have significant environmental effects, are termed 'EIA' developments. Planning applications for such developments must be accompanied by an Environmental Statement (ES) prepared in accordance with the EIA Regulations.
- 5.3 Screening is the term applied to determining if a development is an EIA development.
- 5.4 The first stage of the screening process is to determine whether the development falls within Schedule 1 or Schedule 2 of the EIA Regulations. Development under Schedule 1 must be subject to EIA. Development described under Schedule 2 may be EIA development, depending on whether it is likely or not to have significant effects on the environment.
- 5.5 In the case of Schedule 2 projects, it is necessary to determine if the site is in a 'sensitive area' as defined by the EIA Regulations, which includes areas such as SSSIs, National Parks, AONBs, World Heritage Sites, and Scheduled Ancient Monuments. If the Site is within a 'sensitive area' (as defined) then the requirement for an EIA is more likely.
- 5.6 If the development is not located in a sensitive area, as is the case here, the next stage is to assess whether the development proposals exceed or meet any of the applicable thresholds and criteria for that particular type of development. These thresholds and criteria are related to the attributes (e.g. size of the Site, production / output, capacity of a facility) of a type of development, however, if they are exceeded it does not follow that an EIA is required as it is also necessary to consider the selection criteria within Schedule 3 of the Regulations and whether the development proposed is likely to have significant effects on the environment. The purpose of these thresholds is to illustrate the circumstances where development may be more likely to have significant effects and therefore be EIA development. The PPG reinforces this message and Paragraph: 018 Reference ID: 4-018-20170728 confirms;

Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment...

However, it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an

environmentally sensitive location. Each development will need to be considered on its merits

- 5.7 This report follows the above screening process as it applies to the proposed development, to assist the Council in determining whether it is an EIA development, and consequently would require the preparation of an ES to accompany the planning application.

EIA REGULATIONS – SCHEDULE 1 DEVELOPMENT

- 5.8 The Proposed Development is not listed under Schedule 1 of the EIA Regulations. Therefore, the requirement for EIA is not mandatory.

EIA REGULATIONS – SCHEDULE 2 DEVELOPMENT

- 5.9 The proposed development is not specifically listed within Schedule 2 of the EIA Regulations, however, Section 10 Infrastructure Projects, and specifically, section 10(b) Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas, would be the nearest Schedule 2 category in terms of the proposed process and potential effects.
- 5.10 Where development is of a type described in Schedule 2, an EIA is more likely to be required if the site is located in a sensitive area, or the scale of the development meets or exceeds the applicable threshold which are set out below;
- i. The development includes more than 1 hectare of urban development which is not dwellinghouse development; **or**
 - ii. The development includes more than 150 dwellings; **or**
 - iii. The overall area of development exceeds 5 hectares
- 5.11 Sensitive areas defined in the EIA Regulations include:
- Sites of Special Scientific Interest (SSSIs) and their consultation areas
 - Land under nature conservation orders and international conservation sites
 - National Parks (including the Broads)
 - Areas of Outstanding Natural Beauty
 - World Heritage Sites
 - Scheduled Ancient Monuments
- 5.12 The site does not therefore lie within a sensitive area for the purpose of the EIA Regulations.
- 5.13 The potential number of dwellings proposed exceeds the 150 dwelling threshold and the site area is 10.9 hectares in area. However, this is not determinative, and as stated above, it is necessary to consider **Schedule 3 - Selection Criteria for Screening Schedule 2 Development**. This is considered further below.

EIA REGULATIONS SCHEDULE 3

- 5.14 The National Planning Practice Guidance advises with respect to Screening Schedule 2 development (our emphasis in bold);

*When screening Schedule 2 projects, the local planning authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. Not all of the criteria will be relevant in every case. **Each case should be considered on its own merits in a balanced way.** When the local planning authority or Secretary of State issues its opinion they must state the main reasons for their conclusion with reference to the relevant criteria listed in Schedule 3. Where it is determined that the proposed development is not Environmental Impact Assessment development, the authority must state any features of the proposed development and measures envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment.*

It continues;

Only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment. *While it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. It is also possible to provide an indication of the sort of development for which an assessment is unlikely to be necessary. To aid local planning authorities to determine whether a project is likely to have significant environmental effects, a set of indicative thresholds and criteria have been produced. See the indicative thresholds and criteria. The table also gives an indication of the types of impact that are most likely to be significant for particular types of development.*

However, it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits.

(Extracts from Planning Practice Guidance, Paragraph: 018 Reference ID: 4-018-20170728)

- 5.15 Schedule 3 provides a number of selection criteria to assist as to whether EIA is required, and these are set out below.

Characteristics of development

1. The characteristics of development must be considered with particular regard to —
 - (a) the size and design of the whole development;
 - (b) cumulation with other existing development and/or approved development;

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

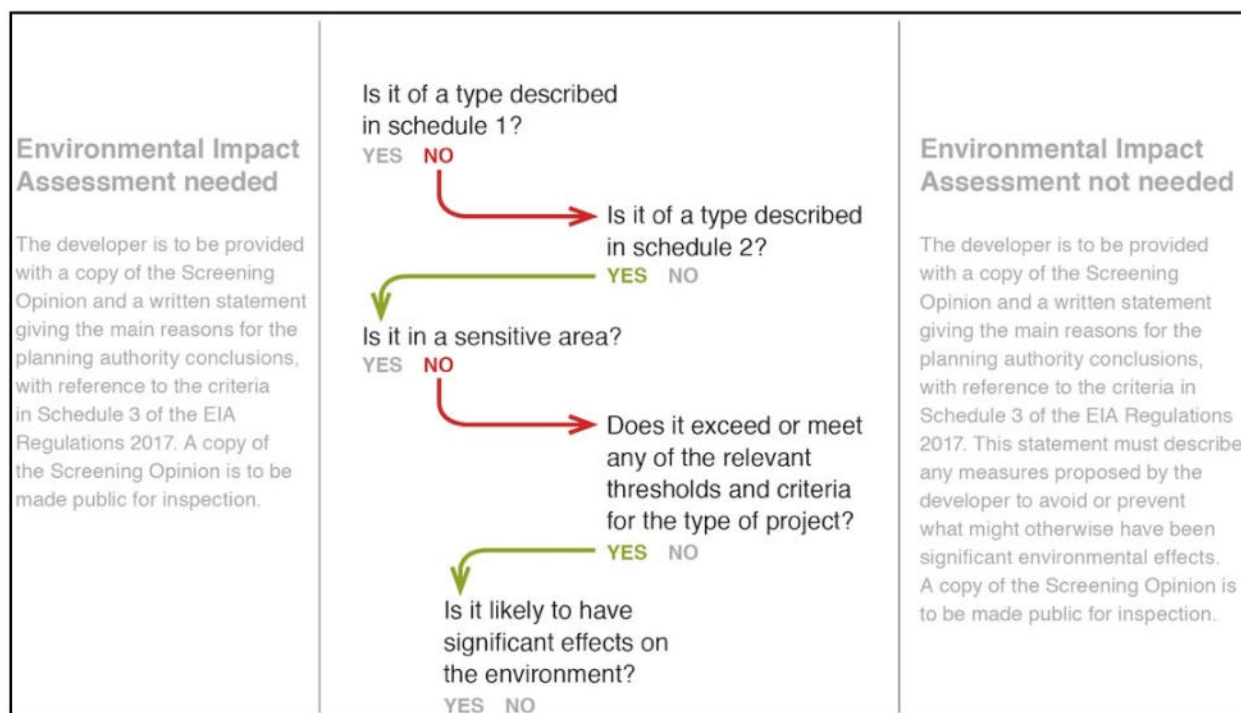
Location of development

2. The environmental sensitivity of the geographical areas likely to be affected by development must be considered with regard to;
 - (a) the existing and approved land use;
 - (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
 - (c) the absorption capacity of the natural environment, paying particular attention to the following areas—
 - i. wetlands, riparian areas, river mouths;
 - ii. coastal zones and the marine environment;
 - iii. mountain and forest areas;
 - iv. nature reserves and parks;
 - v. European sites and other areas classified or protected under national legislation;
 - vi. areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - vii. densely populated areas;
 - viii. landscapes and sites of historical, cultural or archaeological significance.

Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—
 - (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
 - (b) the nature of the impact;
 - (c) the transboundary nature of the impact;
 - (d) the intensity and complexity of the impact;
 - (e) the probability of the impact;
 - (f) the expected onset, duration, frequency and reversibility of the impact;

- (g) the cumulation of the impact with the impact of other existing and/or approved development;
- (h) the possibility of effectively reducing the impact.



Extract from EIA Screening Guidance

6. POTENTIAL ENVIRONMENTAL EFFECTS

- 6.1 The Planning Practice Guidance provides guidance on assessing the potential for Schedule 2 development to result in significant environmental effects.
- 6.2 With respect to section 10(b) of Schedule 2, the guidance suggests that EIA is unlikely to be required for

‘the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination’.

For sites that have not previously been intensively developed (as is the case for the Site), as advised above, the additional indicative criteria suggest that EIA is more likely to be required where:

- The area of the scheme **is more than 5 hectares**; or
 - It would provide a total of more than 10,000 m² of new commercial floorspace; or
 - The development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of **more than 1,000 dwellings**).
- 6.3 The guidance also indicates that key issues to consider with respect to the potential for EIA to be required are the physical scale of development and the nature of potential impacts in terms of traffic, emissions or noise. These are considered below along with other potential impacts.

Transport & Highways

- 6.4 During the construction phase, the Proposed Development will generate additional vehicle movements associated with construction activity. These effects would be temporary and limited to the construction period. It is envisaged that a Construction Management Plan would be secured by planning condition to manage construction traffic, access, routing and associated highway matters. On this basis, construction traffic is not considered likely to give rise to significant effects on Lidsey Road or the wider local highway network.
- 6.5 Once operational, the Proposed Development would generate additional vehicular movements. The pre-application highways work identifies that the development of up to 220 dwellings is forecast to result in approximately 110 to 115 vehicle movements in the AM and PM peak hours and approximately 954 vehicle movements per day. The proposed trip rate methodology and trip generation have been agreed with West Sussex County Council Highways through pre-application discussions. The Transport Assessment will also use the most recent version of TRICS to ensure that the trip generation remains accurate at

application stage. This will take into account committed developments, including the adjacent consented housing to the east.

- 6.6 Vehicular access would be taken via the internal spine road and the approved ghost island right turn lane junction with the A29 Lidsey Road, which was approved in detail as part of application AL/129/21/OUT. This is the same access strategy relied upon by the adjoining consented schemes, including AL/70/23/OUT and AL/89/24/OUT. The Highways Technical Note confirms that the A29 junction has sufficient capacity to accommodate the proposed development traffic in addition to other consented schemes, and that the proposed access arrangements and capacity assessment methodology have been discussed with West Sussex County Council Highways.
- 6.7 The Transport Assessment submitted with the planning application will assess the relevant local junctions, including the site access/A29 Lidsey Road junction, Woodgate Level Crossing, War Memorial roundabout and Saltbox roundabout. It will also take account of agreed committed developments and will apply a vision-led "Decide and Provide" approach, which has been accepted by West Sussex County Council Highways through pre-application engagement. Pre-application discussions have already been undertaken with WSCC to establish the methodology and approach and this also gave consideration to cumulative traffic generation from committed development. A Travel Plan Statement will also be submitted with the planning application, with the Travel Plan to be secured by legal agreement.
- 6.8 The Proposed Development would incorporate pedestrian and cycle infrastructure, including a 3.0m wide shared pedestrian/cycle path within the access road corridor and additional dedicated pedestrian and cycle routes through the site's open space.
- 6.9 Car and cycle parking would be provided in accordance with Arun's adopted parking standards, with visitor parking provided at 20% of the residential units. Internal roads would be designed to adoptable standards and to accommodate refuse vehicles.
- 6.10 An updated Stage 1 Road Safety Audit, Designer's Response, Transport Assessment and Travel Plan will be submitted as part of the planning application. It is envisaged that a Construction Management Plan (CMP) would also be produced under a planning condition for the development. Having regard to the above, the Proposed Development is not considered likely to give rise to significant effects on highway safety, capacity or the operation of Lidsey Road or the wider highway network (either individually or cumulatively with other development). In any event this issue is not, in isolation, of a magnitude or complexity that would indicate EIA would be required.

Noise and Vibration

- 6.11 During the construction phase, the Proposed Development will create a source of noise and vibration, although this will be temporary and over a relatively short period of time. There are existing and consented residential receptors in the surrounding area, including the recently built-out development at Wings Nursery to the east and other approved residential schemes adjacent to the site, which could be affected by construction noise.
- 6.12 Construction noise and vibration impacts can be appropriately controlled using best practice construction techniques and planning conditions, including limiting hours of working and the requirement for a Construction Environmental Management Plan (CEMP). For these reasons, construction noise and vibration will not lead to significant environmental effects.
- 6.13 The nature of the operational phase of the Proposed Development is such that it will not generate significant noise. The site is located adjacent to the Chichester main railway line to the north and the former Lidsey Landfill to the west, which have the potential to create noise disturbance for future occupiers. However, the A29 is located over 300m to the east of the site and road noise will not have a significant effect on the Proposed Development.
- 6.14 Environmental noise and vibration surveys have been undertaken to assess noise from the landfill plant and noise and vibration from the railway. The measured vibration levels from passing trains were low, with vibration not perceptible during the site visits and overall vibration levels below the range for “low probability of adverse comment” under BS 6472. Having regard to the measured levels and the proposed setback from the railway line, vibration will not lead to significant effects.
- 6.15 The illustrative layout incorporates appropriate mitigation, including a buffer of at least 50m between the railway line and the proposed residential properties, including gardens. For properties facing the railway, gardens will either be located behind the dwellings or enclosed with a minimum 1.8m high close-boarded fence to provide acoustic screening. Properties directly facing the railway may require acoustic glazing and acoustic ventilators to achieve acceptable internal noise levels, although standard thermal double glazing and trickle ventilators are anticipated to be sufficient across the majority of the site.
- 6.16 Noise from plant at the former landfill is controlled by an existing planning condition requiring noise from the landfill plant not to exceed background noise levels by more than 5 dBA at the nearest residential premises. Acoustic modelling has been undertaken and confirms that the proposed residential scheme would fall within the upper noise level of 35 dB LAeq, 15 min or lower, thereby complying with the landfill site’s planning condition.
- 6.17 A planning application will be supported by a Noise and Vibration Assessment, which will include baseline noise and vibration levels and provide the information required for the

detailed design of the site, so that appropriate internal and external amenity noise levels can be achieved. As a result, noise and vibration impacts will be appropriately mitigated and are not likely to give rise to significant environmental effects requiring EIA.

Air Quality and Odour

- 6.18 The Proposed Development has the potential to change air quality on and in the vicinity of the site through increases in traffic movements during the construction and operational phases and through dust emissions during construction. Given the residential nature of the development, it will not generate significant operational dust emissions.
- 6.19 During the construction phase, dust emissions can be appropriately mitigated through measures set out in the Institute of Air Quality Management construction dust guidance. The Air Quality and Odour Context Report confirms that an appropriate level of dust mitigation will be recommended and that these measures can be secured through a Construction Environmental Management Plan (CEMP) by planning condition. As a result, construction dust will not lead to significant environmental effects.
- 6.20 The site is not located within an Air Quality Management Area and Arun District Council has not declared any AQMAs within its administrative area. The site is located in a largely rural area where air quality is expected to be below relevant UK Air Quality Standard concentrations. The main sources of air pollution in the vicinity of the site are vehicles travelling on the local road network and emissions from the adjacent Lidsey Landfill gas generators.
- 6.21 The proposed residential development will generate vehicle movements once operational. A detailed Air Quality Assessment will be submitted with the planning application and will assess the potential effects of development traffic on local air quality, including the use of detailed atmospheric dispersion modelling where required. The assessment will also consider the suitability of the site for the introduction of residential receptors.
- 6.22 In terms of site suitability, all proposed dwellings will be located over 300m from Lidsey Road, and it is therefore anticipated that the local road network will not significantly contribute to air pollution at proposed residential receptors. Previous assessment work undertaken for the adjacent application AL/70/23/OUT also found that emissions from the landfill gas generators would not cause exceedances of UK Air Quality Standard concentrations within this site. On this basis, air quality will not pose a constraint to residential development of the site.
- 6.23 The site is located to the east of Lidsey Landfill, which is filled and capped and subject to an Odour Management Plan associated with its Environmental Permit. Odour assessment work undertaken in 2023 and 2025 did not detect odours within the application site. However, odours were detected downwind of the landfill entrance and gas generators, and

Phlorum has recommended that no proposed residential development is located within 70m of either the landfill entrance or the gas generators. The illustrative masterplan has adhered to this recommendation.

- 6.24 A planning application will be supported by an Air Quality Assessment and a separate Odour Assessment, which will set out the full methodology, baseline position and assessment findings. Based on the work undertaken to date, air quality and odour impacts will be appropriately mitigated and are not likely to give rise to significant environmental effects requiring EIA.

Ecology and Biodiversity

- 6.25 An Ecological Representation has been prepared to support the pre-application submission. This draws upon a desk-based study, Preliminary Ecological Appraisal, an updated site visit and protected species surveys for badgers, bats, breeding birds, wintering birds, hazel dormice, great crested newts and reptiles. Any planning application will be supported by a full Ecological Impact Assessment and any further survey work required to inform the detailed assessment of the proposals.
- 6.26 The site does not lie within or adjacent to any statutory or non-statutory sites for nature conservation. The Ecological Representation confirms that there are no non-statutory designated sites within 1km of the site and that direct and indirect impacts on designated sites are highly unlikely. The site lies within 12km of the Singleton and Cocking Tunnels SAC; however, the proposals will not significantly impact boundary vegetation and it is considered possible to scope out any likely significant effect on the SAC.
- 6.27 The site comprises mainly arable land, with small areas of bramble scrub, modified grassland, an unsealed track, small areas of developed land, hedgerows and ditches. The boundary hedgerows comprise priority habitat and will be retained and protected during construction, with new native hedgerow planting proposed to achieve a significant gain and improvement in connectivity.
- 6.28 The ecological surveys undertaken to date confirm that there are no buildings on site and no trees offering significant bat roost suitability. The site boundaries are used by a range of foraging and commuting bats, including infrequent records of barbastelle, and these features will be retained, protected and enhanced through marginal scrub and neutral grassland planting. External lighting will be designed to avoid significant light spill onto boundary vegetation.
- 6.29 Protected species constraints are capable of being appropriately addressed through standard mitigation. Reptile surveys identified slow worms and common lizards in limited areas of suitable habitat, and targeted translocation, habitat manipulation and protective

fencing will be used where required. Badger activity has been recorded, with a main sett known off-site to the east; this will be protected through appropriate buffers and design measures. Dormice are considered likely to be present in suitable connected boundary vegetation, and any necessary hedgerow works will be carried out under appropriate ecological supervision and, where required, a Natural England mitigation licence.

- 6.30 The site also supports breeding and wintering birds, although the species recorded are generally associated with boundary and agricultural habitats. Any vegetation clearance will be appropriately timed or preceded by ecological checks to avoid impacts on nesting birds. The creation of new grassland, hedgerows, scrub, bioswales and other habitat features will compensate for the loss of arable habitat and provide enhanced opportunities for birds and other wildlife.
- 6.31 A planning application will be supported by an Ecological Impact Assessment, which will identify any biodiversity features or species affected and set out appropriate mitigation, compensation and enhancement measures. The proposals will also be subject to mandatory Biodiversity Net Gain. The Ecological Representation confirms that a fully compliant BNG scheme is achievable within the red line boundary, with an indicative gain of 10-15% across the site, alongside additional enhancements such as reptile hibernacula, log piles, bird and bat boxes and integrated bird and bat features within new dwellings.
- 6.32 The development is therefore not likely to have significant ecological effects and as such should not require EIA.

Contamination and Ground Conditions

- 6.33 The proposed development of the site for residential dwellings, including properties with private gardens, represents a sensitive end use. The site itself has remained undeveloped and comprises arable fields separated by a single width farm track, tree belt and ditch. On this basis, significant on-site contamination is not anticipated.
- 6.34 A technical summary has been prepared by Ashdown Site Investigation Ltd. to support the pre-application submission. This confirms that Ashdown has carried out preliminary ground contamination risk assessments and ground investigation works for the subject site and nearby land to the east, which were used to support previous planning applications. A site-specific Preliminary Ground Contamination Risk Assessment will be submitted with the planning application in accordance with LCRM guidance.
- 6.35 The site is bounded to the west by the former, disused Lidsey Landfill. The landfill was first shown on the 1993 mapping revision, expanded to the north and ceased filling in the late 2010s. The landfill site has a gas collection system and therefore represents a potential source of ground gas. However, ground investigation works have been undertaken to assess this potential risk.

- 6.36 In October 2023, a series of boreholes were drilled across the site, primarily along the western boundary adjacent to the former landfill. Monitoring standpipes were installed and concentrations of ground gases were recorded on 45 occasions between 12 October 2023 and 9 April 2024. Assessment of the gas monitoring results concluded that the site should be classified as Characteristic Situation 1 and that no specific gas protection measures would be required.
- 6.37 Groundwater samples were also obtained from standpipes on two occasions and tested for heavy metals, PAH compounds, petroleum hydrocarbons including BTEX compounds and volatile organic compounds. The results did not indicate the presence of any significant contamination within the shallow groundwater as a result of migration from the landfill site to the west. Soil samples were also obtained and the concentrations of contaminants were found to meet highly conservative screening values and appear to be within a normal range for natural soils.
- 6.38 During construction, there will be some potential for contamination of soils and/or groundwater through accidental spillages. However, this can be effectively controlled through best practice construction procedures embedded within a Construction Environmental Management Plan. As such, construction activities will not lead to significant ground condition or contamination effects.
- 6.39 The nature of the Proposed Development is such that future residential occupiers will not significantly contaminate the site during the operational phase. Any localised or unexpected contamination encountered during construction can be addressed through standard remediation measures secured through the planning and building regulations regimes. There are no constraints that suggest complex or significant cumulative effects will arise. The Proposed Development is therefore not likely to have significant effects in respect of contamination or ground conditions and as such should not require EIA.

Flood Risk and Water Management

- 6.40 A Flood Risk and Drainage Technical Note has been prepared by BP Civils to support the pre-application submission. This confirms that the site is located wholly within Flood Zone 1 in fluvial and coastal flood risk terms and is therefore suitable for residential development. The updated Flood Maps for Planning also confirm that the site remains within Flood Zone 1 when climate change is taken into account.
- 6.41 The site is mostly at very low to low risk of surface water flooding overall, with two areas of surface water risk identified near the western watercourse corridor (south west of the site) and localised low points within the site (again adjacent the west boundary). These areas will be addressed through the layout, positioning of SuDS and drainage design, and necessary mitigation. Should that not resolve the issue then residential development will wholly avoid these areas in accordance with national policy and guidance. Groundwater is a relevant

consideration; however, winter groundwater monitoring has been undertaken and West Sussex County Council has confirmed that infiltration is unviable at the site.

- 6.42 Surface water will discharge to the existing ordinary watercourse network, reflecting the existing drainage scenario. The drainage strategy will incorporate SuDS, including open basins, retained watercourse corridors, tanked permeable paving and geocellular tanks to provide storage and attenuation. Surface water will be attenuated to greenfield run-off rates, ensuring the development will not increase flood risk on or off site.
- 6.43 Foul water drainage will discharge to the existing public foul sewer, with the majority of the site served by a new foul pumping station linking to the gravity network to the east within Lidsey Road. A foul capacity check has been submitted to Southern Water and will inform the planning application.
- 6.44 A site-specific Flood Risk Assessment and drainage strategy will be submitted with the planning application. Taking the above into consideration, it is therefore envisaged there will be no significant effects in relation to flood risk and water management.

Landscape and Visual Impact

- 6.45 A Summary Landscape and Visual Baseline has been prepared by Davies Landscape Architects to support the pre-application submission. This confirms that the site is not covered by any statutory or non-statutory landscape designations and is visually well contained by existing mature vegetation, the railway corridor to the north, the former Lidsey Landfill to the west and existing and consented residential development to the east.
- 6.46 The site lies outside the South Downs National Park. The baseline appraisal confirms that the ZTV did not identify any potential public receptors within the National Park and, given the distance of approximately 3km and the surrounding existing and proposed development context, any changes would be negligible.
- 6.47 The site currently comprises arable fields on the south western fringe of Woodgate. The landscape baseline identifies the site as having slight landscape value, slight landscape sensitivity and high capacity for residential development, taking into account the existing landscape framework and the emerging residential context created by the adjacent approved developments.
- 6.48 The Proposed Development will introduce built development and will therefore change the character of the site itself. However, the site is already influenced by the settlement edge, the former landfill and approved residential schemes to the east. Existing mature trees, hedgerows and ditches will be retained and enhanced where possible, with additional green infrastructure, landscape buffers, SuDS, tree planting and biodiversity corridors proposed to help assimilate the development and create a stronger western settlement edge.

- 6.49 The development, in isolation and cumulatively with the adjacent approved schemes, will result in some change to local views, including from nearby public rights of way and surrounding residential receptors. However, existing and approved residential development to the east will substantially reduce views of the Proposed Development from those directions and will ensure that, where views are available, the scheme is seen in the context of the emerging residential edge of Woodgate. Wider views are also restricted by the landfill landform to the west, the railway corridor to the north, the former canal corridor to the south, low-lying topography and existing mature vegetation.
- 6.50 By virtue of the nature and context of the site, there will be no significant visual effects on the immediate or wider area. A Landscape and Visual Impact Assessment will be submitted with the planning application, which will assess landscape and visual effects in detail and propose suitable landscaping measures to ensure that any impacts are appropriately mitigated. Consequently, it is not considered that significant landscape or visual effects will arise and the Proposed Development should not require EIA.

Cultural Heritage & Archaeology

- 6.51 The site is not located within or adjacent to a conservation area and does not contain/ is not adjacent to any listed buildings, Scheduled Ancient Monuments or World Heritage Sites, as such it is not considered that the proposed development would affect any identified heritage assets. The Proposed Development has the potential however to impact on both below and above ground archaeology through the development/disturbance of areas that are currently undeveloped.
- 6.52 During the construction phase, the activities associated with the ground disturbance have the potential to result in the complete or partial removal of any sub-surface archaeological remains. A desk-based assessment will inform the layout of the development and will be submitted as part of the planning application. It is likely that there will be a pre-commencement condition requiring the agreement of a Written Scheme of Investigation and subsequent implementation of a programme of archaeological investigation / recording. With this mitigation, there would be no likely significant effects to archaeology.

Socio-economic

- 6.53 The development may have a number of direct and indirect effects on the neighbouring community as a result of the Proposed Development, primarily through changes in population and demand for community services such as education, health care and community facilities. By virtue of the modest scale of the development and the envisaged requirement for appropriate provision / financial contribution to community facilities through Community Infrastructure Levy and/or a Section 106 Agreement, no significant effects are predicted.

- 6.54 The development will provide local employment opportunities during its construction and will result in increased local expenditure once complete. Whilst all employment generation is beneficial, the likely scale of change when compared to baseline unemployment levels is not likely to be significant in EIA terms.
- 6.55 The erection of up to 220 dwellings, including 30% affordable homes, will result in a positive social benefit to the wider area, helping to reduce the Council's current housing shortfall.

Human Health

- 6.56 As the potential impacts relating to transport, air quality emissions and noise as a result of the development are not considered to be significant and taking into consideration the scale and nature of the Proposed Development, no potential for significant human health effects are anticipated. Furthermore, the likelihood of major accidents is not significant having regard to the scale and nature of the development.

Climate

- 6.57 The scale and residential nature of the development is such that there will be no significant climate effects as a result. In keeping with best practice, allowances for climate change will be taken into account within the Flood Risk Assessment and consideration will be given to renewable forms of energy and reducing reliance on motorised means of transport.

Agricultural Land

- 6.58 Paragraph 187 of the NPPF 2024 sets out that policies should contribute to and enhance the natural and local environment, which includes "recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees".
- 6.59 The 'Guide to assessing development proposals on agricultural land' (Natural England, 2021) advises LPAs to 'take account of smaller losses (under 20ha) if they're significant when making your decision', suggesting, in the absence of any definition in the NPPF, that a 20ha loss of BMV agricultural land (grades, 1, 2 and 3a) is a suitable threshold for defining 'significant' in many cases.
- 6.60 Paragraph 188 of the NPPF requires plans to allocate land with the least environmental or amenity value, where consistent with other policies in the Framework. Footnote 65 of the NPPF identifies that 'where significant development of agricultural land is demonstrated as necessary, areas of poorer quality land should be preferred to those of a higher quality'.
- 6.61 The Provisional Agricultural Land Classification mapping identifies the site as Grade 2 agricultural land. Grade 2 land falls within the definition of best and most versatile agricultural land and the development will therefore result in the loss of best and most versatile agricultural land.

- 6.62 However, the site extends to approximately 10.9 hectares and is therefore well below the 20ha threshold referred to above. Whilst this does not mean that smaller losses are irrelevant, the scale of loss in this case is limited and does not represent a significant loss of agricultural land.
- 6.63 The site is also contained by the former Lidsey Landfill to the west, the railway line to the north and existing and approved residential development to the east. The development will not result in the severance of a wider agricultural holding or materially affect the operation of any farming business. In this context, the loss of agricultural land will be localised and limited.
- 6.64 A detailed assessment of agricultural land quality would be undertaken within the site boundary to support any planning application. Appraisals of adjacent sites to the east have been undertaken as part of previous planning applications. These appraisals identified Grade 2 and 3a land, which falls within the definition of best and most versatile agricultural land. The loss of such land has therefore already been considered in relation to adjacent residential development and was not identified as a matter requiring EIA. In this context, the loss of agricultural land associated with the Proposed Development is not of a magnitude or complexity that would give rise to significant environmental effects.
- 6.65 It is concluded therefore that the Proposed Development will not result in a significant impact on agricultural land and as such should not require EIA.

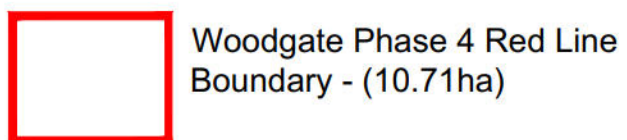
Effects upon neighbouring uses

- 6.66 The site will adjoin consented residential sites to the east (AL/70/23/OUT and AL/89/24/OUT) but be separated (subject to appropriate reserved matters details) by significant landscaping / GI buffers. There is no reason why, well designed, a scheme would have adverse implications for the amenity of those developments/future occupiers. Similarly there would be no significant effect on the 'Old Piggery' to the north east.
- 6.67 The whole site sits within the 500m waste buffer. West Sussex Waste Local Plan Policy W2 seeks to safeguard waste sites. The landfill site is no longer in its operational phase, but residual uses remain. As demonstrated however there would not be likely to be any land use conflicts between the landfill site (operations are restricted by planning conditions) and residential development on this site, nevermind any that represent significant adverse effects on the environment.

7. CONCLUSION

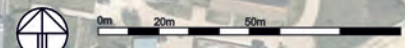
- 7.1 On behalf of our clients, Hanbury Properties, Luken Beck is formally requesting that ADC adopts a Screening Opinion in accordance with the EIA Regulations to determine whether the Proposed Development constitutes EIA development. The site has been identified to be relatively free of constraints and is not a 'sensitive site' for the purposes of the Regulations. Moreover, the proposed land use is, in relative terms, benign and predictable especially during its operational phase. Such a use does not give rise to effects that are complex in type or large scale in magnitude. The Proposed Development has therefore been assessed in accordance with the screening process set out in the EIA Regulations and this has concluded that:
- The Proposed Development is Schedule 2 Development;
 - The Application Site is not located within a sensitive area;
 - That having regard to Schedule 3 – Selection Criteria for Schedule 2 Developments, the Proposed Development is not considered to cause significant environmental effects;
 - The Proposed Development does not require an EIA.
- 7.2 To assist in determining whether significant effects on the environment will arise the EIA checklist used by the National Planning Casework Unit and the Planning Inspectorate when screening for EIA is attached at **Appendix 3**.
- 7.3 It is our view that having regard to the checklist, the relevant criteria from the EIA Regulations and guidance from the PPG, there will be no significant environmental effects arising from the proposed development and as such it is not EIA development and a planning application would not need to be accompanied by an Environmental Statement.

APPENDIX 1: Site Location Plan



03 19.09.25	Red Line Boundary Changes	By	MD	04 28.10.25	Red Line Boundary Changes	By	MD
02 26.08.25	Emergency Access routes added	By	MD	05 28.11.25	Red Line Boundary Changes	By	MD
01 15.07.25	First Issue	By	MD				

APPENDIX 2: Draft Site Masterplan



DAVIES LANDSCAPE
ARCHITECTS

Office 1C 1-2 King Street Stroud Gloucestershire GL5 3BS
w. www.d-la.co.uk e. info@d-la.co.uk t. 01453 760380

05	16.02.2026	Graphics amended	PF	MD
04	02.12.2025	Amended Layout	IK	
03	24.10.2025	Amended Layout	HP	
01	21.07.2025	First issue	HP	MD
Rev	Date	Details	By	QA

V:\Data\Server DATA\PROJECT FILES\2306 Woodgate
\Landscape\Drawings\DLA - L02 - Illustrative Masterplan

CLIENT
Hanbury Properties

PROJECT
Land to the West of Woodgate Nurseries

TITLE
Illustrative Masterplan

STATUS
Sketch

Origin	Project	Type	Discipline	Number	Revision
DLA	2306	DR	L	02	S05

SCALE 1:2,500 SIZE A3 DATE 02.12.2025

APPENDIX 3: EIA Checklist

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

1. CASE DETAILS			
Case Reference		Brief description of the project / development	
Appellant			
LPA			
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?			
If YES, which description of development (THEN GO TO Q4)			
Is the project Schedule 2 development under the EIA Regulations?			
If YES, under which description of development in Column 1 and Column 2?			
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?			
If YES, which area?			
Are the applicable thresholds/criteria in Column 2 exceeded/met?			
If yes, which applicable threshold/criteria?			
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)			
If yes, is a copy of the SO/SD on the file?			
If yes, is the SO/SD positive?			
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?			

WHEN COMPLETING THIS DOCUMENT IN RELATION TO AN ENFORCEMENT APPEAL, THE UNDERSIGNED OFFICER HAS HAD REGARD TO THE PROJECT AS ALLEGED IN THE RELEVANT ENFORCEMENT NOTICE WHEN REFERRING TO THE PROJECT / DEVELOPMENT.

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons) Briefly explain reasons and, if applicable and/or known, include name of feature(s) and proximity to site(s)		C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable)) Is a significant effect likely, having regard particularly to the magnitude and spatial extent (including population size affected), nature, intensity and complexity, probability, expected onset, duration, frequency and reversibility of the impact and the possibility to effectively reduce the impact? If the finding of no significant effect is reliant on specific features or measures of the project envisaged to avoid, or prevent what might otherwise have been, significant adverse effects on the environment these should be identified in bold.	
5. NATURAL RESOURCES				
5.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes / No / N/A	Reasons	Yes / No / N/A	Reasons
5.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?				
5.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?				
6. WASTE				
6.1 Will the project produce solid wastes during construction or operation or decommissioning?				

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
7. POLLUTION AND NUISANCES		
7.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?		
7.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?		
7.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?		
7.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?		
8. POPULATION AND HUMAN HEALTH		
8.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?		
8.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)		

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
9. WATER RESOURCES		
9.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?		
10. BIODIVERSITY (SPECIES AND HABITATS)		
10.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).		
10.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?		

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
11. LANDSCAPE AND VISUAL		
11.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? ¹ Where designated indicate level of designation (international, national, regional or local).		
11.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)		
12. CULTURAL HERITAGE/ARCHAEOLOGY		
12.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		

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

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
13. TRANSPORT AND ACCESS		
13.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?		
13.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?		
14. LAND USE		
14.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		
14.2 Are there any plans for future land uses on or around the location which could be affected by the project?		
15. LAND STABILITY AND CLIMATE		
15.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?		

A Screening Criteria Question	B Response to the Screening Criteria Question in Column A (Yes/No and explanation of reasons)	C Is a Significant Effect Likely? (Yes/No and explanation of reasons (nb if the answer in Column B is 'No', Column C is not applicable))
16. CUMULATIVE EFFECTS		
16.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?		
17. TRANSBOUNDARY EFFECTS		
17.1 Is the project likely to lead to transboundary effects? ²		

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

18. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3**19. SCREENING DECISION****If a SO/SD has been provided do you agree with it?****Is it necessary to issue a SD?****Is an ES required?****20. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)****OUTCOME****Is likely to have significant effects on the environment**

ES required

Not likely to have significant effects on the environment

ES not required

More information is required to inform direction

Request further info

21. REASON FOR SCREENING**NAME****DATE**



LUKEN  BECK

Management | Development | Planning

W: lukenbeck.com

T: 

30 Carlton Crescent
Southampton
Hampshire
SO15 2EW