EIA SCREENING MATRIX. Land At Lyons Way, North of Beeches Avenue AWDM/0693/23

1. CASE DETAILS

Case Reference	AWDM/0693/23	**Brief description of the project / development**	Outline application approx. 90 dwellings, access, parking and landscaping, with rationalisation of parking at existing football ground. Removal of existing commercial use from part of (otherwise) greenfield site.
Applicant		Hargreaves Residential Developments Ltd	
LPA		Worthing Borough Council	

2. EIA DETAILS

Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No
If YES, which description of development (THEN GO TO Q4)	N/A
Is the project Schedule 2 development under the EIA Regulations?	Yes
If YES, under which description of development in Column 1 and Column 2?	10B – Urban Development Project
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	Yes
If YES, which area?	South Downs National Park (Adjacent)
Are the applicable thresholds/criteria in Column 2 exceeded/met?	No (site is less than 150 dwellings and does not exceed 5ha and is not more than 1ha of urban development which is not dwellinghouse development)
If yes, which applicable threshold/criteria?	N/A

3. LPA SCREENING

Has the LPA issued a Screening Opinion (SO)	Yes
If yes, is a copy of the SO on the file?	Yes
If yes, is the SO positive?	No

4. ENVIRONMENTAL STATEMENT

Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The proposal is Schedule 2 development as identified in the above EIA Regulations. It does not fall within the relevant size thresholds, but it adjoins the South Downs National Park, which is a sensitive area under the Regulations.

The matrix below considers a range of factors and temporary, permanent and cumulative impacts. This indicates that development is unlikely to have significant effects on the environment. The detailed design of development at the reserved natters stage will be required generally to accord with parameter plans and design guide forming part of this outline application. Planning conditions will also shape the detailed design and management of development in combination with a s.106 Legal Agreement as summarised in this letter. A review will be undertaken of the subsequent reserved matters application to ensure that the conclusion of this Opinion remains consistent and up to date.

6. SCREENING DECISION

Is an ES required?	No

OUTCOME

7. **ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)**

Is likely to have significant effects on the environment	ES required	No
Not likely to have significant effects on the environment	ES not required	Yes
More information is required to inform an opinion	Request further info	N/A

Question	**(Part 2a) / (Part 2b)** Yes/No or Not Known or N/A	**(Part 3a) / (Part 3b)** **Is a Significant Effect Likely?** Yes/No or Not Known or N/A
		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**.
1. NATURAL RESOURCES		[Note: RM = Reserved Matters]
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes	No. Level changes to accommodate new development will be within landscaped perimeters and within the setting of previously levelled land at football ground. **Detailed heights will be within submitted outline parameter plans to reflect general gradient of the site, within increased landscaped edges and landscape interior of the development.**
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes	No Surface water will be managed through use of sustainable drainage, including protection of groundwater. **Details to accord with this outline strategy to be submitted at RM stage. Dwellings will also achieve energy and CO2 efficiency in**

		accordance with Local Plan Policy. Substantial areas of open space and landscaping, combined with new domestic gardens, provide for retention of soils.
1.3 Are there any areas on/around the location which contain important, **high quality or scarce resources** which could be affected by the project, e.g. forestry, agriculture,	No	No. Allocated site is relatively small area of pasture/meadow by comparison with extensive areas of mixed agricultural and pasture lands to north, within National Park.
2. WASTE		
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	No. This will be managed partly by **Construction Management Plan to promote efficient construction. At RM stage, space for domestic recycling will be included within curtilages of new dwellings.**
3. POLLUTION AND NUISANCES		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes	No. Air quality assessment, in accordance with County (WSCC) requirements, identifies that air quality impact is unlikely to be significant, with negligible impact, including on NoX & PMs. **Construction Management Plan will require dust and odour management during construction.**
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Unlikely. Site adjoins SDNP International Dark Skies Reserve. **At RM stage, design details will consider location and size of windows**

		towards National Park edges, and street lighting, in accordance with outline Design Guide and parameter plans, in order to minimise impacts, accordingly lighting is unlikely to be significant.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	No. Drainage details **at RM stage will require details and structures, such as interceptors to manage risks of contamination of water environment** **Construction Management Plan will require pollution risk management during construction.**
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No.	No Air quality assessment refers to current air quality standards which are not currently exceeded and that with the development, these will remain well below such levels. **Localised contamination risk, mainly from existing commercial premises on part of the site, are to be remedied in accordance with details to be required by planning condition.**
4. POPULATION AND HUMAN HEALTH		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	No Construction works and demolition of small buildings in the south east of the site will be subject of a **Construction Management Plan which will require pollution risk management during construction.**

4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or decommissioning? (for example due to water contamination or air pollution)	No	No As 4.1 above, also **Localised contamination risk, mainly from existing commercial premises on part of the site, are to be remedied in accordance with details to be required by planning condition.** **A proportion of affordable housing to be secured via legal agreement, in order to ensure that development meets a range of human needs.**
5. WATER RESOURCES		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	No As 3.3 and 4.1
6. BIODIVERSITY (SPECIES AND HABITATS)		
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local).	Yes	No No statutory designated sites for biodiversity but LNR 400m to north. Site is linked to wider countryside of the National Park partly by **corridors of native boundary vegetation, which are to be retained and strengthened at the RM stage in accordance with parameter plans forming part of this application.**
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on	No	No

or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?		As 6.1. Existing site is largely neutral grassland. Submitted Ecological Assessment identifies unlikely impact on any protected species. Biodiversity gains insect hibernacula in open spaces; bat and bird boxes, are to be included in the RM stage, in accordance with outline parameters.
7. LANDSCAPE AND VISUAL		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?[1] Where designated indicate level of designation (international, national, regional or local).	Yes	No Site adjoins South Downs National Park. Landscape impact of the development has been shaped by consideration of a range of view assessments which have shaped the outline parameter plans. Particular regard has been given to location of proposed open spaces and of augmented vegetation, together with arrangements of density and heights, **which will be in accordance with parameter at the RM stage.**
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)	No	No. Landscape Assessment indicates that site will not be highly visible in wider landscape. Closest views will be outward from the urban area, such as Beeches Avenue, through an area of retained open space. The proposal includes provision for footpath linkage between the site and wider footpath network, to improve access to the National Park, in accordance with its statutory purposes to promote enjoyment of the Park.
8. CULTURAL HERITAGE/ARCHAEOLOGY		
	No	No / Unlikely

8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).		The site does not contain nor is it close to listed buildings or Conservation Areas; the nearest are 750m to the south in Upper Brighton Road, which are separated physically and visually by intervening buildings, the retail Park, and A27 road. The site adjoins an archaeological notification area. **An archaeological investigation would be required by planning condition**.
9. TRANSPORT AND ACCESS		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes	Public Rights of Way and Footpaths into the National Park and towards urban open spaces to the south are to the east and west of the site. **Boundary vegetation will be retained/augmented in accordance with parameter plans to maintain amenity value. Urban footways will be cleared of localised overgrown vegetation under Highway Act requirements (s.278).** **Vehicular access via Beeches Avenue will be restricted to a small number of new dwellings, by planning condition**
9.2 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?	Yes	No Modelling has identified limited impact on traffic at the shared access to these developments and A27. Related air quality impact has been assessed in accordance with County (WSCC) requirements and are unlikely to be significant, with negligible impact, including on NoX & PMs.
10. LAND USE		

10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes. Existing urban area, football ground and retail/commercial area	Yes At football ground access and parking is retained and reorganised. Noise and lighting impacts to new housing unlikely due to distances, **including open space as part of the proposed development parameters and details of acoustic insultation to be included at the RM stage**
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No	No Although if redevelopment of the adjoining football ground were proposed in future (Worthing Local Plan 2020-2036 pp 4.12), parameter plans would allow for integration with the layout of the proposed development.
11. LAND STABILITY AND CLIMATE		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	NA
12. CUMULATIVE EFFECTS		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	Yes traffic impact in addition to retail development	No As 9.2. Modelling has identified limited impact on traffic at the shared access to these developments and A27. Related air quality impact has been assessed in accordance with County (WSCC) requirements and are unlikely to be significant, with negligible impact, including on NoX & PMs.

13. TRANSBOUNDARY EFFECTS		
13.1 Is the project likely to lead to transboundary effects?	No	Site is remote from boundaries of other territories.