Ansty Garden Community

Fairfax Acquisitions Ltd

November 2023

ENVIRONMENTAL STATEMENT

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Ansty Garden Community

Environmental Statement

November 2023

ENVIRONMENTAL STATEMENT VOLUME 1: NON-TECHNICAL SUMMARY

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1 Introduction

1.1.1 Fairfax Acquisitions Ltd ("the Applicant") is seeking permission for a planning application for a residential led development ("the Proposed Development"), for Ansty Garden Community ("the Site"). The determining authority for the planning application is the Mid Sussex District Council (MSDC).

1.1.2 Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, SI 2017/571 (as amended) ("the EIA Regulations") an Environmental Impact Assessment (EIA) is required to support the planning application for a development of the scale and nature proposed.

1.1.3 EIA is a process used to ensure planning decisions are made with full knowledge of a Proposed Development's likely significant effects on the environment and local communities. It helps to ensure that any effects are reduced or prevented, whilst encouraging the enhancement of positive effects.

1.1.4 An Environmental Statement (ES) is a report which describes the EIA process and its findings. The Non-Technical Summary ("NTS" - this document) is designed to convey key information to enable the public to understand and assess the Proposed Development and the potential impacts. It provides a non-technical summary of the ES (**Volumes 2, 3, and 4**) that accompany the planning application.

Beechy Bottom Parkland Reserve Site

1.1.5 At the same time as the planning application for the Proposed Development, the Applicant has submitted a planning application for Beechy Bottom Parkland Reserve (the 'Parkland Reserve Site'), located on the land to the north of Ansty. It is the intention for the Parkland Reserve Site to deliver off-site Biodiversity Net Gain (BNG) provision for the Proposed Development; as such, these applications are inter-linked and one would not come forward without the other.

1.1.6 Given the above, the ES has assessed the potential likely significant effects of both the Proposed Development and the Parkland Reserve Site.

2 The Site

2.1 Site Location and Uses

2.1.1 The Site is approximately 98.75 hectares (ha) in size, located to the north and east of Ansty, centred on Ordnance Survey (OS) National Grid Reference (NGR) TQ 29516, 24015. The location of the Site is shown in **Figure 2.1**.

2.1.2 The Site is bound by:

- The A272 and Cuckfield Sewage Treatment Works to the north, with the town of Cuckfield further beyond;
- Farmland to the east, with the town of Haywards Heath further beyond;
- Farmland to the south, with the town of Abbotsford beyond; and
- The A272, B2036 and village of Ansty to the west.

2.1.3 Most of the Site compromised agricultural fields and afforested areas throughout its history. The Site currently comprises of farmland and vehicular access to the Site is from the A272, which is located along the northern and western boundaries of the Site.

2.2 Parkland Reserve Site Description

2.2.1 The Parkland Reserve Site area is approximately 103 ha in size, and it is located at OS NGR TQ 29406, 24931. The Parkland Reserve Site currently comprises of arable fields and non-agricultural land (i.e. sports pitches and woodland) and vehicular access to the Parkland Reserve Site is from Staplefield Road, which runs along the northern boundary, and the A272, which is located to the south-east of the Parkland Reserve Site.

2.3 Sites' Context and Receptors

2.3.1 A sensitive receptor is something that could be affected by the Proposed Development and Parkland Reserve Site during construction or operation (i.e. once the Proposed Development has been built and is occupied and in use, and the Parkland Reserve Site is operational). For example, a school, hospital, bat species, or local residents. The locations of some example sensitive receptors are shown in **Figure 2.2**.

Figure 2.1 Site Location

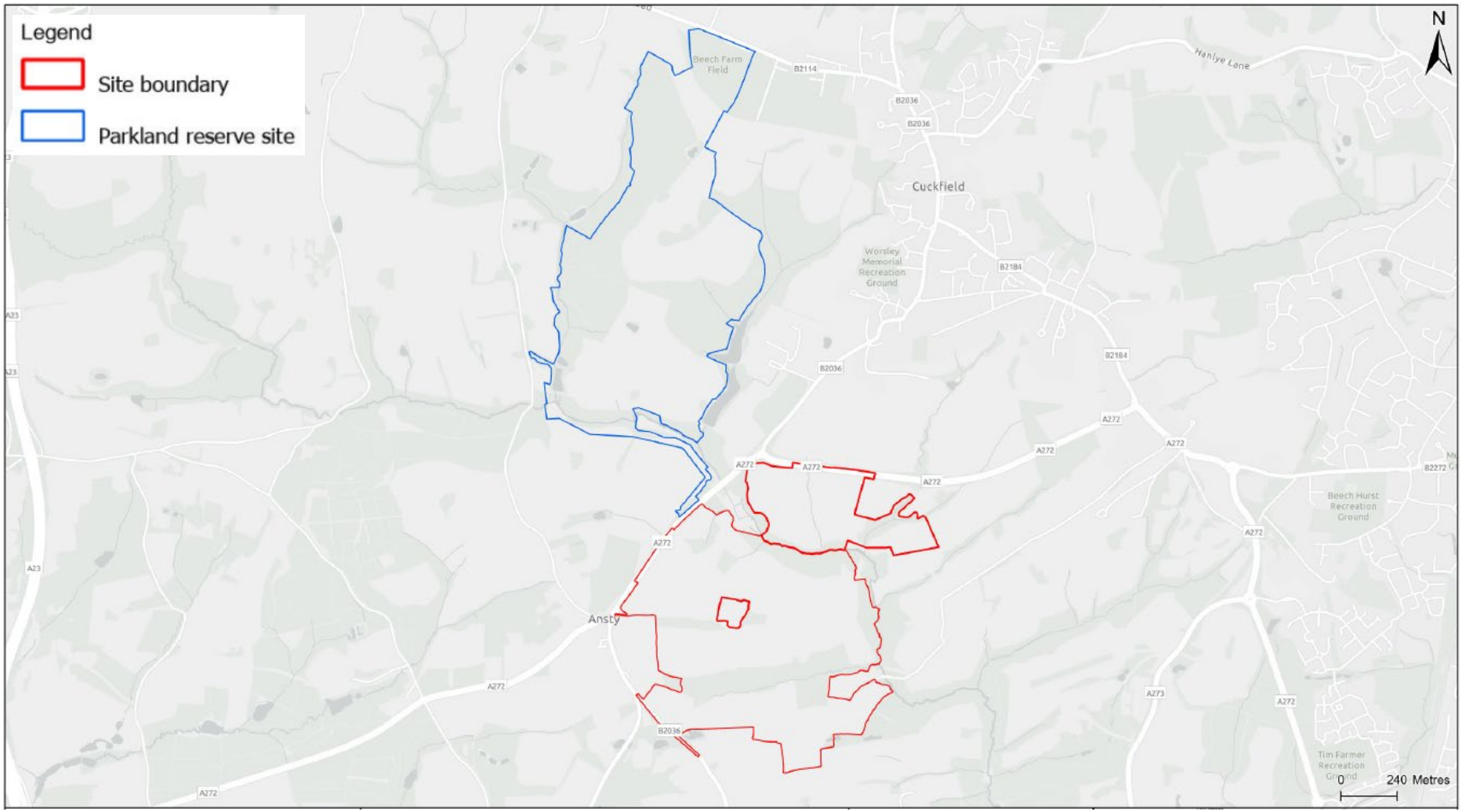
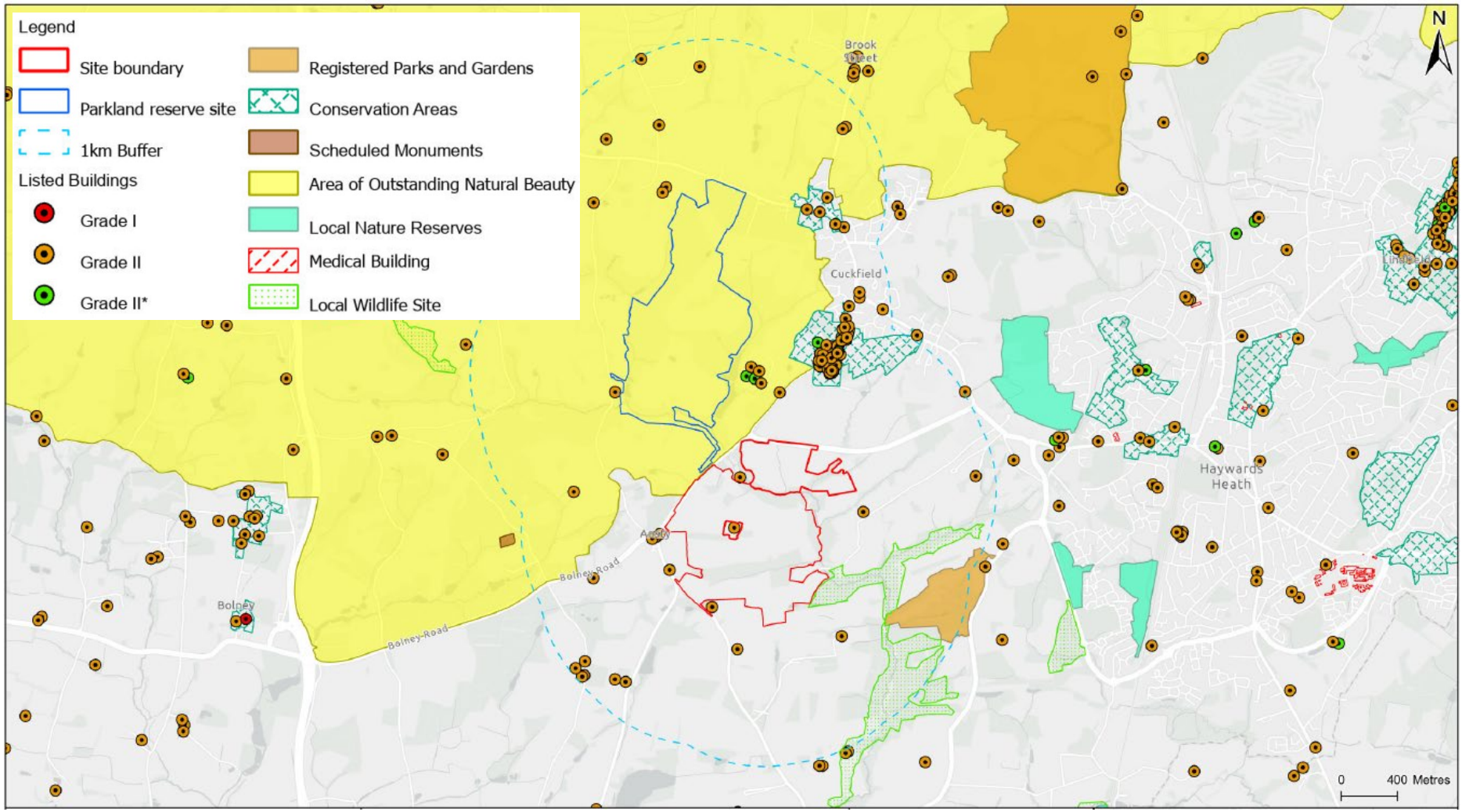


Figure 2.2 Sites' Context and Examples of Sensitive Receptors



3 The Proposed Development and Parkland Reserve Site

3.1 The Proposed Development

3.1.1 The Applicant is submitting an outline planning application, comprising:

"Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping."

3.1.2 **Table 3.1** shows the floorspace for the Proposed Development, broken down by the types of uses proposed. This is based on an illustrative masterplan, as shown in **Figure 3.1**.

Table 3.1: Proposed Development Floorspace

Land Use	Approximate Maximum Gross External Area (GEA) (m^2)
Residential	1,450 no.
Retirement Living / Care Home	90 no.
Primary School	25,000
Special Educational Needs and Disabilities (SEND) School	20,000
Local Centre	11,000

3.1.3 **Table 3.2** shows how many homes are proposed, the size of these homes, and the number of private and affordable homes.

Table 3.2: Proposed Development Homes – Number, Size and Tenure

Type	Private	Affordable Ownership	Affordable Rent	Total
1 bed, 2 person	51	16	114	181
2 bed, 4 person	203	60	147	410
3 bed, 5 person	457	27	49	533
4+ bed, 6 person	305	5	16	326
Total	**1,016**	**108**	**326**	**1,450**

3.1.4 The locations of the different uses of the Proposed Development are presented in **Figure 3.2**.

3.2 The Parkland Reserve Site

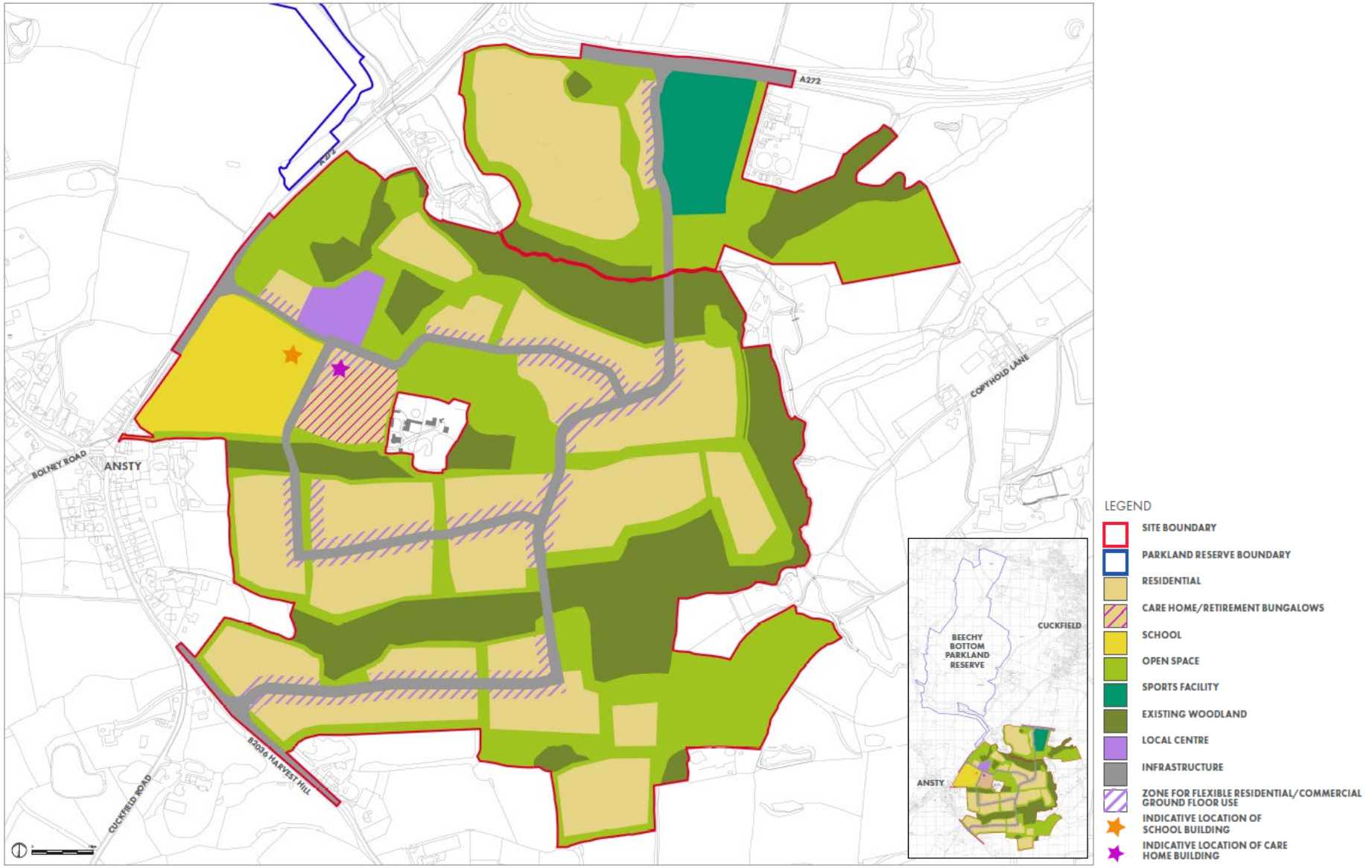
3.2.1 The description of development for the planning application is as follows:

"Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms. Sports pitches at Beech Farm Field to remain in sports use."

3.2.2 The development is hereafter referred to in the ES as the 'Parkland Reserve Site'.

Figure 3.1: Illustrative Masterplan

Figure 3.2: Proposed Development Land Uses Parameter Plan



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Appearance

3.2.3 The form of housing will vary across the Site, though high quality, modern architecture will be encouraged. While individual houses will differ in design details, there will be an overall similarity in the architectural style through the Site.

3.2.4 The buildings will reference historic forms and materials and will make use of materials such as clay tiles and red brick, with flint, painted brick and timber cladding.

3.2.5 **Figure 3.3** to **Figure 3.5** present examples of the anticipated modern approach that would be adopted, though it would be adapted to include specific materials noted above.

Figure 3.3: Example of Architectural Approach 1

Figure 3.4: Example of Architectural Approach 2

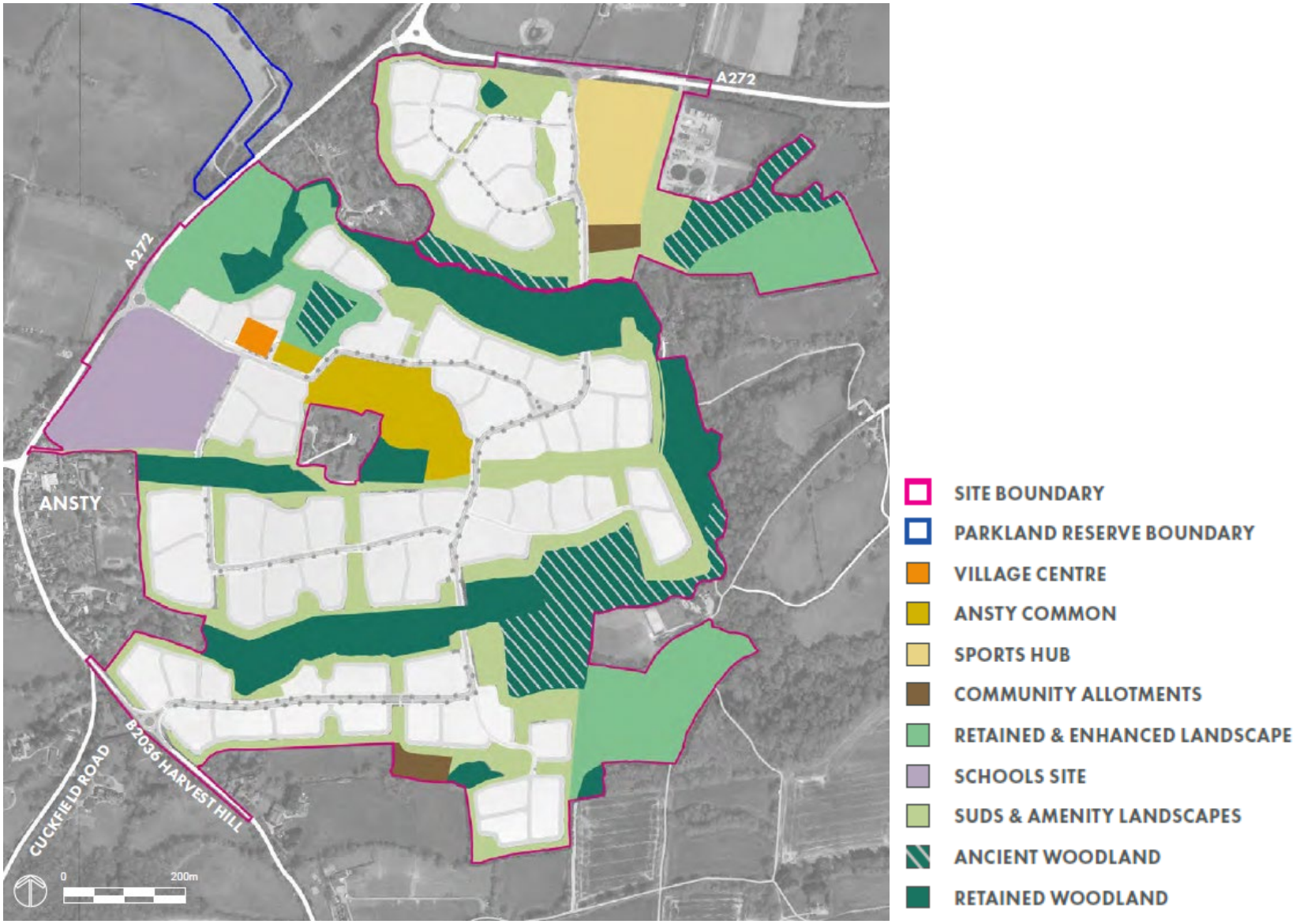
Figure 3.5: Example of Architectural Approach 3

Landscaping

3.2.6 The Proposed Development will include eight landscape character areas (LCAs) across the Site, as shown in **Figure 3.6**, comprising:

- LCA 1: Village Centre;
- LCA 2: Ansty Common;
- LCA 3: Sports Hub;
- LCA 4: Community Allotments;
- LCA 5: Retained and Enhanced Landscapes;
- LCA 6: Schools Site;
- LCA 7: Sustainable Drainage Systems & Amenity Landscapes; and
- LCA 8: Retained and Ancient Woodland

Figure 3.6: Proposed Landscape Character Areas



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Access

Vehicular Access and Parking

3.2.7 Vehicular access will be provided along the northern and western boundary of the Site, along the A272. There will also be a vehicular access point along the south-western edge of the Site, along the B0236.

3.2.8 Car parking will be provided for residents and visitors at an appropriate level, in line with West Sussex County Council's (WSCC's) 'Guidance on Parking at New Developments Supplementary Planning Document' (2020). The level of parking will be determined by the size of dwellings and the Parking Behaviour Zone, which will correspond to the location of the Site.

3.2.9 A number of parking solutions will be used, including on-street, front drive, side drives and parking courts / rear parking streets.

Pedestrian and Cycle Access and Routes

3.2.10 The Site will be accessible by existing and new foot and cycle paths.

3.2.11 All the existing legally protected paths (known as a Public Right of Way (PRoW)) will be maintained and set within green corridors. These will be supplemented with new footpaths, to provide a widespread network linking all parts of the Site with the local centres, the schools and the mobility hub at the centre of the Site, as well as to Beechy Bottom Country Park to the north-west.

The Parkland Reserve Site

3.2.12 The Parkland Reserve Site will comprise of country park landscape, where nature and wildlife prevail, based on the restoration of over 100 ha of farmed parkland, semi-ancient and replanted woodland, as shown in **Figure 3.7**. This will be achieved through the introduction of more naturalistic processes, such as 'soft touch' extensive management systems, which will allow the development of woody scrub areas, rich and structured grassland and natural regeneration within the woodlands. Over time, these will create species-rich and wildlife-rich habitats.

3.2.13 The existing PRoW of Parkland Reserve Site will be retained, with an additional cycle route and new-north-south, off-road and pedestrian route introduced, providing a local link between Ansty and Cuckfield.

3.2.14 Additional circular paths within the north of Parkland Reserve Site will provide opportunities for local dogwalkers and residents. Both the existing and proposed routes will be fenced along their length, to protects the developing habitats.

3.2.15 Further to the above, woodland rides (i.e. linear trackways) will be incorporated into the Parkland Reserve Site and to be ecologically successful, the rides will be approximately 10 m wide to allow light to reach the woodland floor. Scrub growth within the woodland rides will be cut by one third every 3 to 5 years, between November and February.

3.2.16 The different existing ponds located within the Parkland Reserve Site will be managed asset out below:

- Old woodland ponds located within the semi-natural woodland: these ponds will be excavated out to create ponds with varying depths, allowing easy access into the pond for various animal species. A proportion of the pondside trees / scrub will be felled and removed, to prevent excessive leaf fall and heavy shading.
- Woodland ponds: these ponds will be left un-impacted and as a non-intervention area in terms of direct management.
- Ponds currently utilised by fishermen: the ponds will be electro-fished out and left for wildlife to colonise.

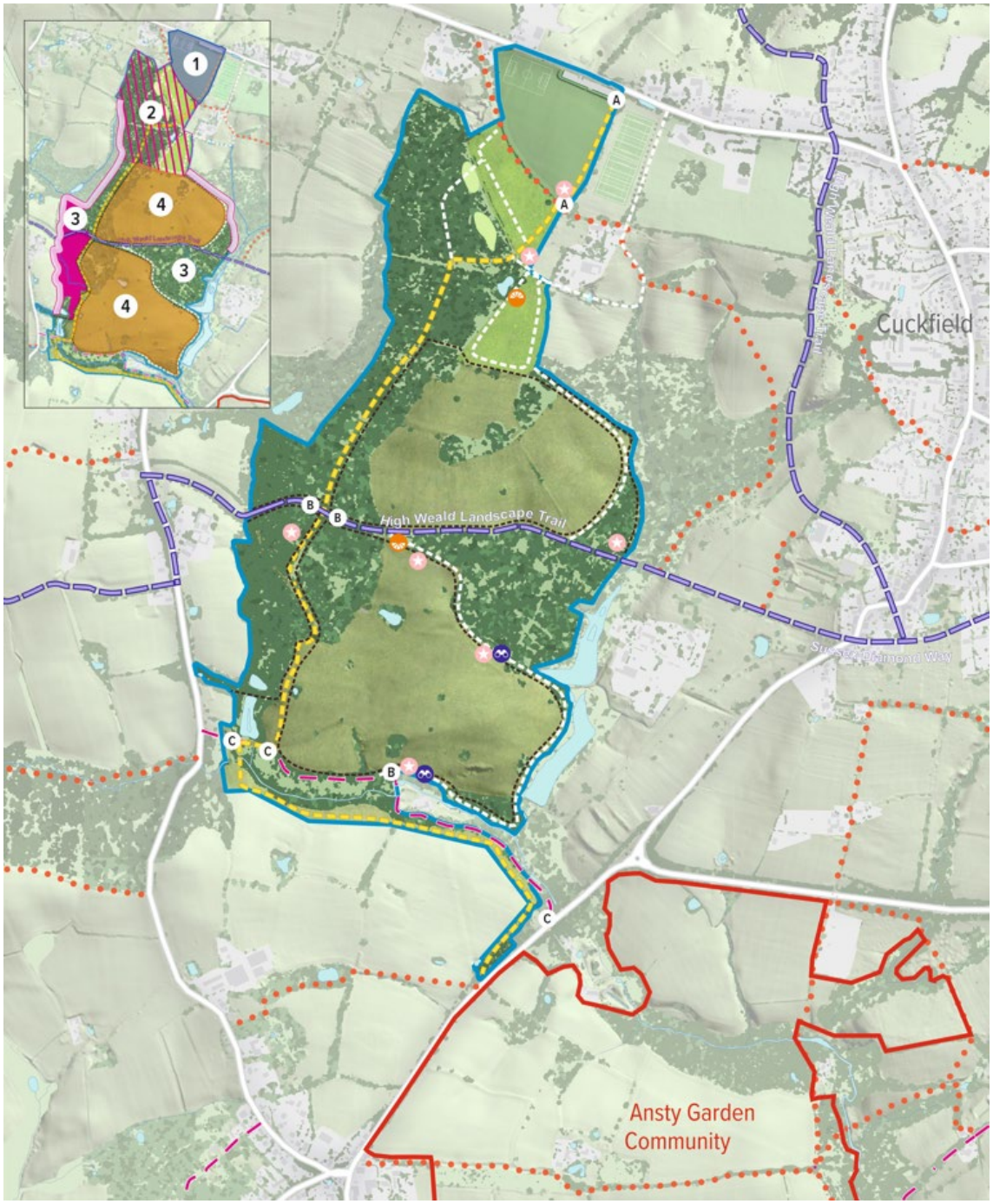
Biodiversity Net Gain

3.2.17 The planning application for the Proposed Development and the Parkland Reserve Site are inter-linked due to the Biodiversity Net Gain Assessment for the Proposed Development, with Parkland Reserve Site providing the off-site compensatory habitat to meet a 20 % Biodiversity Net Gain target.

3.2.18 The proposed Parkland Reserve Site forms in a large and very significant compensation and enhancement measure for biodiversity. The Habitat & Ecological Restoration Management Plan sets out habitat creation and management measures for this 103 ha site which will deliver significant biodiversity net gain, with an increase of 177.39 Habitat units and 0.21 hedgerow units. The Proposed Development would result in an on-site loss of 52.01 habitat units (-8.56 %), a predicted gain of 13.02 hedgerow units (+10.7 %) and a gain of 3.43 watercourse units (+10.46 %). This means that by utilising surplus biodiversity net gain from the Parkland Reserve Site, the Site will achieve a 20 % biodiversity net gain from the uplift of 177.39 habitat units.

3.2.19 With the transfer of habitat, hedgerow and river units from the Parkland Reserve Site to the Proposed Development in order to achieve 20 % biodiversity net gain for each broad habitat type, the Parkland Reserve Site would retain gains of 196.92 habitat units and 0.21 hedgerow units.

Figure 3.7: Overview of the Proposed Beechy Bottom Parkland Reserve Site



Energy and Sustainability Statement

3.2.20 An outline energy strategy has been prepared for the Proposed Development, which outlines the measures being considered to ensure the Proposed Development is policy and regulatory compliant.

3.2.21 The Proposed Development will have a commitment to a reduction in CO_2 emissions of >50 % over the baseline of Part L 2021 of the Building Regulations through a number of measures including:

- Incorporating passive design strategies to reduce energy demand for the proposed dwellings and buildings taking into consideration thermal mass, façade design, thermal bridging and air permeability.
- Ensuring energy efficient measures are maximised via striving for compliance with the Future Homes Standard in terms of:
    - High levels of insulation to meet Future Homes U-Value targets.
    - Review of technologies such as Waste-Water Heat Recovery and any new products being added to the SAP database.
    - LED lighting with a high l m/W efficacy.
    - Appropriate ventilation for environmental considerations and Part F compliance.
- The provision of renewable energy throughout the Proposed Development through a mix of air source heat pumps, solar hot water, PV panels and ground source heat pumps.

3.2.22 The above measures will be finalised at detailed design stage in the relevant Reserved Matters Approval application.

Drainage Strategy and Waste Strategy

3.2.23 The Site's sustainable drainage strategy will include ponds and large grassed swales located down-gradient of the development areas. The details of the drainage network will evolve along with the layout plans; however, the key points of the strategy are that there will be a suitable means for water disposal in the area and there will be ample space for the required attenuation and treatment of runoff prior to its disposal to Copyhold Gill or one of its tributaries at greenfield rates.

3.2.24 Appropriate management and maintenance arrangements for the proposed drainage scheme will be in place throughout the lifetime of the Proposed Development and secured through planning condition.

3.2.25 In terms of the proposed waste strategy, sustainable behaviour will be encouraged, and recycling and composting facilities will be provided to support this.

3.2.26 Internal and any external storage spaces will be designed to work with local recycling and organic waste collection services.

4 Construction Programme and Activities

4.1 The Proposed Development

4.1.1 The Proposed Development will consist of three primary construction phases and is anticipated to place over an approximate 7-year period, from July 2025 to March 2032, subject to securing planning permission.

4.1.2 In advance of the main construction activities taking place, the Site will be secured using perimeter fencing and any vegetation will be cleared, with the top layer of soil removed and the land made even for the main construction activities to take place.

4.1.3 During the main construction works, excavation will take place for building foundations and then the frame and envelope of buildings will be constructed, including the upper floors and roof levels.

4.1.4 External materials will be added to the exterior of the buildings and once this has progressed sufficiently for weatherproofing, internal works will be undertaken to implements mechanical, electrical and plumbing systems. External hard and soft landscaping will also be put in place.

4.2 The Parkland Reserve Site

4.2.1 The limited works to the Parkland Reserve Site (i.e. to erect the viewing platforms) will take place in Q3, 2025 to Q1, 2026, with longer habitat and ecological management of the Parkland Reserve Site taking place from 2025 to 2048, this will be in line with Landscape Environmental Management Plan (LEMP) which will be agreed subject to condition.

4.2.2 The existing and proposed footpath routes will remain grassed. The cycle route will be formed using a bound gravel or rolled hoggin surface, but will not be edged to retain an informal character. All paths will be managed to maintain clear, accessible, and well sign posted routes and have suitable gateway / threshold features.

4.2.3 Apart from the dog walking field in the north, all routes will be fenced one either side, to protect the livestock and habitats. The dog walking field will be fenced around its perimeter to allow free movement within the field.

4.2.4 Fencing within the park will be determined by the final management plan, reflecting the livestock / grazing methods and likely to reflect typical post and wire stockproof fencing.

4.2.5 In addition to the above, the viewing platforms (of maximum heights of 2-2.5 m) will be constructed from FSC certified timber, to blend into the existing landscape and the natural surroundings.

5 Design Considerations

5.1 Alternative Sites

5.1.1 Alternative sites for the Proposed Development were not considered by this Applicant as the Site is the only one under the Applicant's control in the surrounding areas that they can bring forward.

5.1.2 In terms of assessing reasonable alternative options for development sites of this scale this process has been informed by the Sustainability Appraisal of the Mid Sussex Development Plan Review (produced by Lepus Consulting, dated October 2022) which accompanied the Regulation 18 consultation on the emerging Local Plan 2021-2039.

5.1.3 The SA highlights that there are only three other strategic sites of this scale which have been considered for development having been through the council's SHELAA (Strategic Housing and Employment Land Availability Assessment) sieving process, and all three of these are subject to draft allocation in the emerging local plan. Greater flexibility is required in the planned housing numbers with potential for all three of these allocated sites not to deliver the quantum of development for which they are allocated, or to be delayed due to constraints posed by being in multiple ownership. As such Land East of Ansty is considered to be necessary as an additional development site to ensure the planned for housing numbers are actually achieved and that sufficient quantum of housing can be delivered throughout the development plan period.

5.2 Design Evolution and Environmental Considerations

5.2.1 The Proposed Development has gone through a rigorous design evolution process, taking into account the key constraints and opportunities of the Site to inform the design. This has resulted in numerous iterations of the Proposed Development, which have taken potential environmental impacts how to minimise them into account.

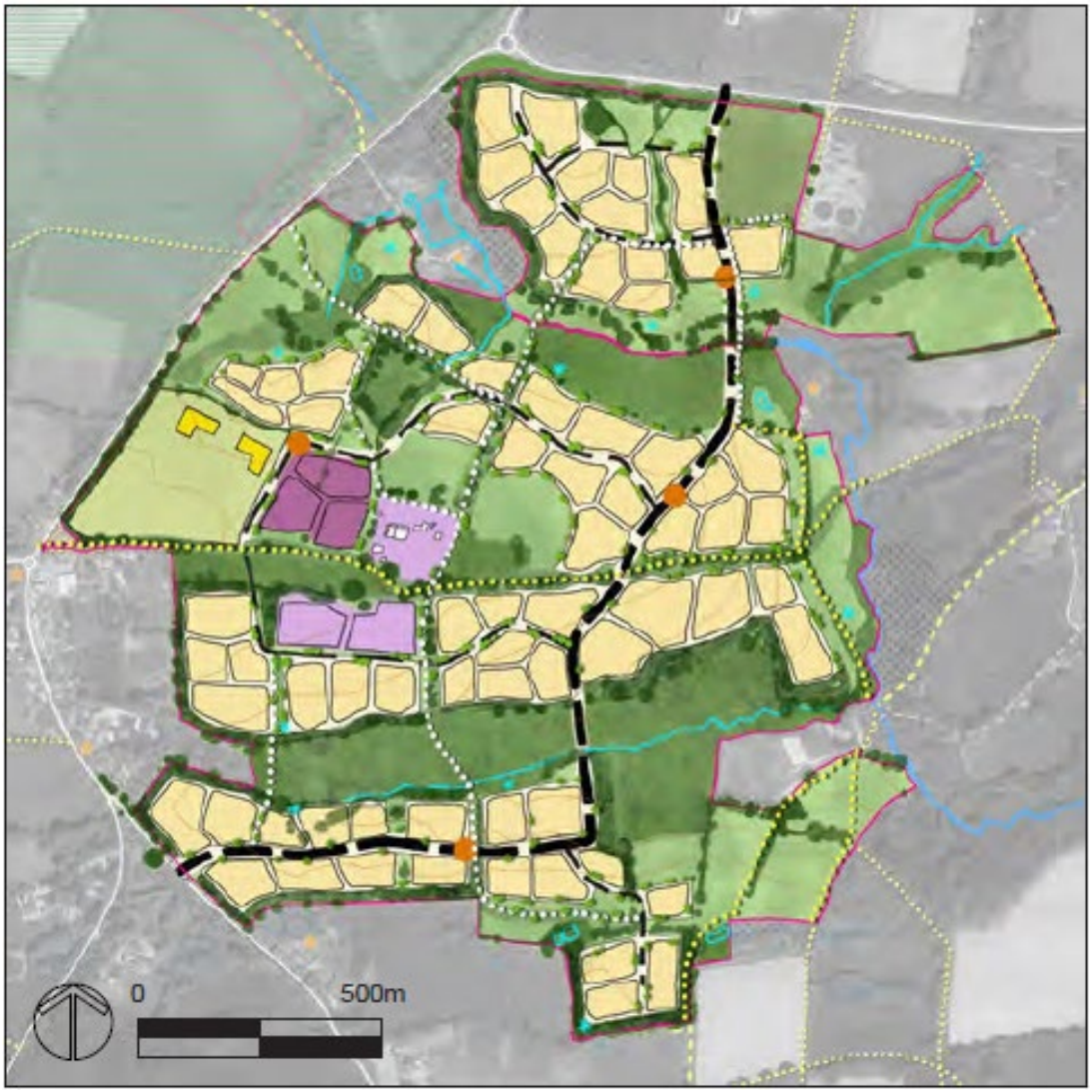
5.2.2 The first design of the Proposed Development was based on approximately 1,600 residential dwellings for the Site, as shown in **Figure 5.1**; however, technical studies of the Site had not yet been undertaken. Therefore, the constraints of the Site were not fully understood, and the design of the Proposed Development was progressed, once technical work was carried out.

Figure 5.1: Design 1 of the Proposed Development

5.2.3 Changes were made to the first design of the Proposed Development, relating to the following:

- Transport – to renew the foot and cycle strategy;
- Built Form – to revise the developable area that would have built form, to reduce any potential environmental impacts (for example, on listed buildings or ecology);
- Non-Residential Uses – to place the Proposed Development's local centre and school at the heart of the Site (as shown in **Figure 5.2**), to be easily accessible by both existing and new residents; and
- Landscape – to embed north-south and east-west green corridors into the Proposed Development.

Figure 5.2: Design 2 of the Proposed Development



5.2.4 Following the above, the design of the Proposed Development was refined following further advice provided by technical consultants (as shown in **Figure 5.3**). This included, but was not limited to, the relocation of the local centre in response to include an additional access point to the Site from the A272 (from the west) and alterations to retain the woodland, following tree surveys that were undertaken.

5.2.5 Additional changes were made to the design of the Proposed Development, which took into account potential environmental effects and how to minimise them; this included removing the Grade II listed 'The Place' and the Grade II listed 'Barn to North of Forsyth's Farmhouse' from the boundary of the Site and updating the proximity of the dwellings to these buildings (to minimise any potential effects of the Proposed Development on the setting of the listed buildings) and updating the open space and developable area, following the establishment of a sustainable drainage strategy (SuDS) and open space and ecological strategies (as shown in **Figure 5.4**).

Figure 5.3: Design 3 of the Proposed Development

Figure 5.4: Design 4 of the Proposed Development

5.3 The Parkland Reserve Site

5.3.1 The design of the Parkland Reserve Site initially began with the inclusion of the following (as shown in **Figure 5.5**):

- Formalising existing sports pitches and car parking;
- Creating a dedicated area for dog walkers;
- Creating new footpaths, cycle paths and dog walking paths;
- Restoring parkland;
- Creating woodland rides and glades including a cycle trail;
- Erecting an observation tower to capture views towards the South Downs National Park;
- Restoring ponds; and
- Developing an education centre within an existing building on-site, which would need to be refurbished.

5.3.2 As the design developed an opportunity was identified to enhance and rewild the Reserve Site to assist in the delivery of off-site Biodiversity Net Gain (BNG) provision for the Proposed Development (as noted in **Chapter 1: Introduction**), amendments were made to the proposed aspects of the Parkland Reserve Site to maximise the delivery of BNG whilst minimising any environmental impact.

5.3.3 To minimise and reduce any potential environmental effects associated with the Parkland Reserve Site application, an environmentally conscious design focus was applied whereby the project's ecologist advised on the most appropriate locations of the proposed footpaths, cycle paths and dog walking paths, so that they were situated along routes which would have the least effect on any potential species or habitats. Routes were positioned away from the Ancient Woodland and concentrated on the ecologically low value areas such as low value grassland and arable land.

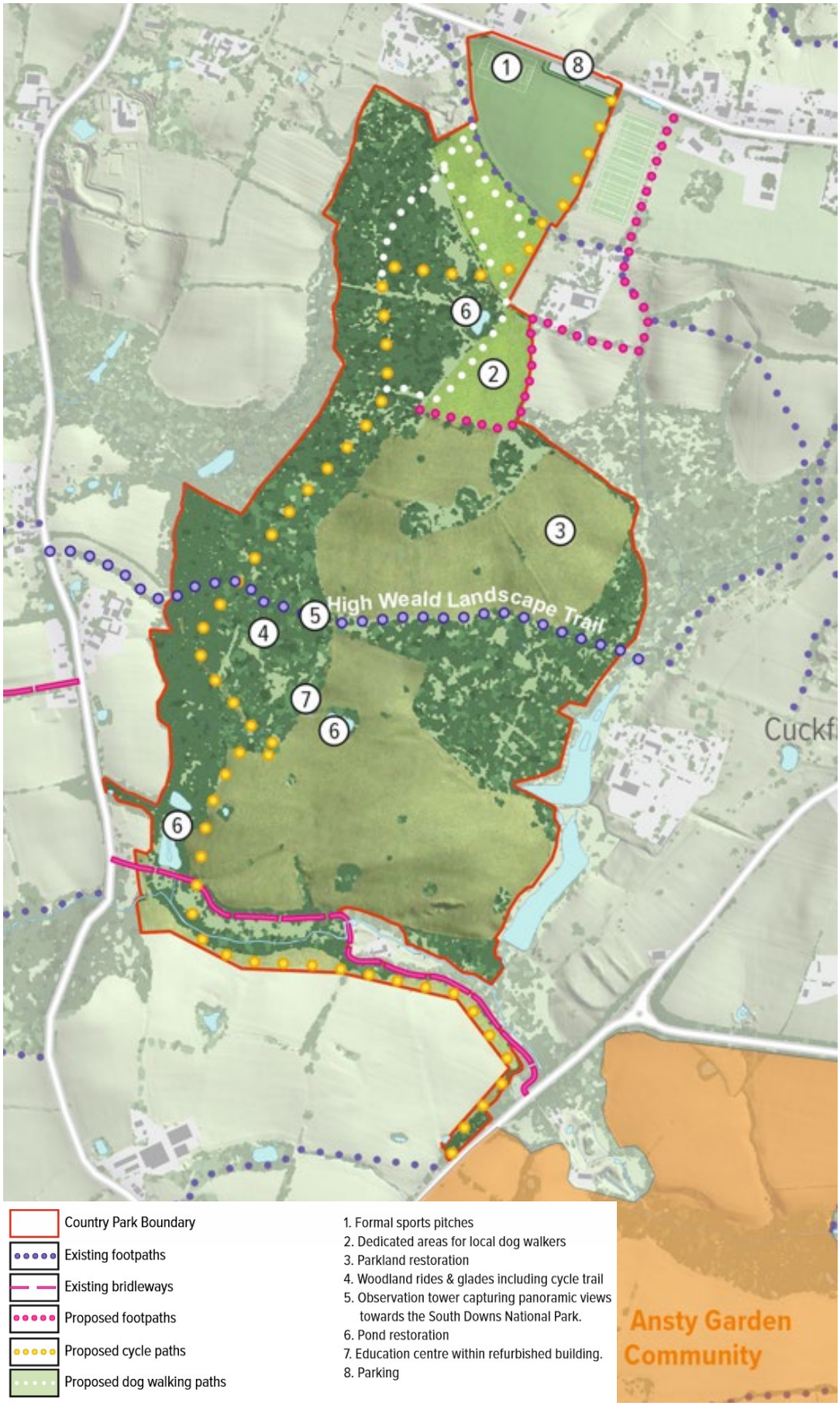
5.3.4 The below changes to the proposed elements of the Parkland Reserve Site were also made:

- The Observation Tower was removed due to the location of the Site within the AONB and potential effects upon landscape and views. Instead two viewing platforms have been proposed with maximum heights of 2-2.5 m which will be sympathetically constructed from FSC certified timber to seamlessly blend into the existing landscape and the natural surroundings.
- The proposal to refurbish the existing building on-site, to develop an education centre was removed; it was felt that the potential construction

impacts and ongoing operational effects from an increase in visitor numbers as a result would lead to increased environmental impacts.

5.3.5 At an early stage, it was decided that the Parkland Reserve Site would be managed to remain as natural as possible, with existing and proposed footpaths routes remaining grassed and the proposed cycle paths formed using a bound gravel or rolled hoggin surface (but not edged, to retain an informal character with the existing Parkland Reserve Site).

Figure 5.5: Initial Design of the Parkland Reserve Site



6 EIA Methodology

6.1.1 In general, the EIA compares the conditions before the Proposed Development and Parkland Reserve Site commences with the conditions during construction and operation of the Proposed Development and Parkland Reserve Site.

6.1.2 EIA generally first considers the *sensitivity* of a receptor to change. This sensitivity might depend on, for example, the level of legal protection given to a species or the existing level of demand for local services. Then EIA considers the magnitude of an impact – the size of the change. For example, the complete removal of a habitat compared to the removal of part of a habitat, or the number of new residents who would need access to local services. The sensitivity and magnitude combined determine whether an effect is significant as shown in **Table 6.1.**

Table 6.1: Effect Significance Matrix

Magnitude	Sensitivity		
	High	**Moderate**	**Low**
Major	Major Adverse / Beneficial	Major - Moderate Adverse / Beneficial	Moderate - Minor Adverse / Beneficial
Moderate	Major - Moderate Adverse / Beneficial	Moderate – Minor Adverse / Beneficial	Minor Adverse / Beneficial
Minor	Moderate - Minor Adverse / Beneficial	Minor Adverse / Beneficial	Minor Adverse / Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

6.1.3 Effects can be described as negligible, minor, moderate or major and generally effects that are moderate or major are considered significant, although this can vary for particular technical topics where the guidance for these topics says otherwise. Decision makers usually look at the significant effects reported in an ES to aid their decision making.

6.1.4 Effects can be beneficial or adverse, and also may be temporary or permanent.

6.1.5 The assessment considers whether any measures to improve the environmental effects of the Proposed Development and Parkland Reserve Site, known as embedded mitigation measures, are designed into the schemes.

6.1.6 Once the significance of an effect is understood, additional mitigation measures may be put in place to reduce the significance of an adverse effect, and the assessment is undertaken again so that the residual effect of the Proposed Development and Parkland Reserve Site is understood.

6.1.7 The ES includes the following chapters, summarised in Section 7 below:

- Socio-Economics;
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Agriculture and Soils;
- Ecology;
- Climate Change Mitigation and Adaptation;
- Built Heritage; and
- Landscape and Visual Impact.

6.1.8 Further information can be found in **Chapter 3: EIA Methodology**.

7 Summary of Topic Assessments

7.1.1 This section summarises the assessments for each environmental topic for both construction and operational phase effects, where 'operational' effects describe those that would occur once the Proposed Development has been built and is occupied and the Parkland Reserve Site is in use.

7.2 Socio-Economics

Baseline

7.2.1 The Proposed Development and Parkland Reserve Site is located within the Cuckfield ward and within the District of Mid Sussex.

7.2.2 The proportion of the population aged between 16-64 in full-time employment in the District of Mid Sussex is approximately 82 %, slightly above the South-East of England and England.

7.2.3 There are approximately two primary school within the National Travel Survey catchment area of the proposed Site (3.4 km) and three secondary schools within the catchment area typical for secondary schools in the South-East (4.6 km).

7.2.4 The Site is within the official catchment area of one GP practice.

7.2.5 The closest open space is Cuckfield Park which is situated to the north of the Site and the east of the Parkland Reserve Site.

Embedded Mitigation

7.2.6 During construction, there is no embedded mitigation; however, it should be noted that the Proposed Development and Parkland Reserve Site would support an average of approximately 490 construction jobs per year on the Site over the estimated construction period.

7.2.7 During operation, the Proposed Development has been designed to provide:

- Up to 30 % affordable housing of different sizes and tenures;
- A new local centre including a convenience store, community space, a health hub and commercial workspace;
- Approximately 28 ha of publicly accessible open space and green space across a range of types, in addition to the Parkland Reserve Site being brought forward in a joint application by the Applicant;
- Design features such as secure parking, adequate lighting in communal areas, and well-planned streets and open spaces that facilitate natural surveillance and safety have been prioritised;

- 0.3 ha of equipped play provision to provide play space for children of all ages; and
- Provision of education facilities including a nursery (early years), new primary school and a special education needs and disabilities (SEND) school.

Additional Mitigation and Enhancement

7.2.8 Additional mitigation will be implemented in the form of the following:

- Financial contributions to provide support and help to expand existing capacity at local secondary schools, to offset the increased demand for early years and secondary school places created by the Proposed Development.

Residual Effects

7.2.9 The residual effects anticipated during construction or operational of the Proposed Development and Parkland Reserve Site would be:

- Construction worker spending – major beneficial (significant);
- Operational job creation – negligible (not significant);
- Provision of housing – major beneficial (significant);
- Additional spending supported from residents and operational workers – major beneficial (significant);
- Effect on crime and community safety – negligible (not significant);
- Changes in the demand for healthcare – negligible (not significant);
- Changes in the demand for early years educational facilities – moderate beneficial (significant);
- Changes in the demand for primary educational facilities – negligible (not significant);
- Changes in the demand for secondary educational facilities – minor adverse (not significant);
- Changes in the demand for SEND educational facilities – moderate beneficial (significant);
- Provision of community facilities – minor beneficial (not significant); and
- Provision of open and play space – moderate beneficial (significant).

7.3 Traffic and Transport

Baseline

7.3.1 The nearest bus stops to the Site are located on Cuckfield Road, at the north-western corner of the Site and on Bolney Road in Ansty. These bus stops are primarily served by bus route 89, providing access to Horsham and Haywards Heath. There are further bus stops on Tylers Green, situated to the north-east of the Site, which are served by additional bus services 31, 31B, 33, 33A, 62, 89, 166 and 271. The nearest railway station is Haywards Heath, which is located approximately 2.7 km to the north-east of the Site.

7.3.2 The nearest bus stops to the Parkland Reserve Site are located on the B2036 and A272, at the south-eastern corner of the Parkland Reserve Site. These bus stops are served by bus route 89, providing access to Horsham and Haywards Heath. The nearest railway station is Haywards Heath, which is located approximately 3.35 km to the east of the Parkland Reserve Site.

Embedded Mitigation

7.3.3 The embedded mitigation measures for the construction phase of the Proposed Development include:

- Construction traffic routing to the Site to be via Bolney Road, which has direct access onto the A23 to the west of the Site.
- Due to the size of the Site, there are opportunities for on-site areas designated for unloading of plant and materials.
- The implementation of a Construction Traffic Management Plan (CTMP), which would likely include a vehicle delivery slot system, a vehicle routing system and Site construction compound.

7.3.4 The embedded mitigation measures for the operational phase of the Proposed Development include:

- The Proposed Development is mixed-use, containing both residential development as well as non-residential development, including local centre uses and a primary school. The mixed-use nature of the Proposed Development enables future residents to meet to their basic needs within the Site.
- The Site benefits from a number of connections through the Site, and to the surrounding area. These sustainable connections will be open for the public throughout the operational phase of the Proposed Development.

- The Site benefits from a series of existing Public Rights of Way (PRoWs) which are present within the Site itself and in the surrounding area, including Bridleways, Footpaths and formal cycle routes.

Additional Mitigation and Enhancement

7.3.5 Additional mitigation measures that could be implemented include the implementation of a Framework Travel Plan (FTP), which includes measures to encourage sustainable transport modes, though this is not anticipated to be required as the increase in the use of sustainable transport modes will not affect the anticipated residual effects.

Residual Effects

7.3.6 There are no links anticipated to be affected by the construction of the Proposed Development and Parkland Reserve Site.

7.3.7 The residual effects anticipated during operation of the Proposed Development and Parkland Reserve Site on severance; pedestrian delay and amenity; driver delay; accidents and safety; and fear and intimidation are all anticipated to be negligible (not significant).

7.4 Air Quality

Baseline

7.4.1 Air Quality Objectives are thresholds for the main pollutants of concern, nitrogen dioxide (NO_2) and particulate matter (suspended solid and liquids in the air, labelled $PM_{2.5}$ for those less than 2.5 micrometres across and PM_{10} for those less than 10 micrometres across). To protect human health, these air quality objectives should not be exceeded.

7.4.2 Currently, air quality at the Site, Parkland Reserve Site and surrounding environment is generally good and will likely improve over time.

Embedded Mitigation

7.4.3 Construction works can lead to increased levels of dust and particulate matter in the air. The Proposed Development would follow best practice measures as set out in guidance from the Institute of Air Quality Management, which would be set out in a Construction Environmental Management Plan (CEMP) and Construction Logistics Plan (CLP).

7.4.4 The Proposed Development has been designed to reduce air pollution through the use of air and ground source heat pumps, rather than boilers, to provide heating and hot water throughout the Proposed Development.

7.4.5 Odour assessment work associated with the Cuckfield Sewage Treatment Works (located to the north-east of the Site) was also undertaken, to inform the design of the Proposed Development masterplan.

Additional Mitigation and Enhancement

7.4.6 Additional mitigation during the construction and operation of the Proposed Development and Parkland Reserve Site is not anticipated to be required.

Residual Effects

7.4.7 The likely residual effect of fugitive dust and emissions (associated with works undertaken during the construction phase of the Proposed Development and Parkland Reserve Site) on local air quality, with regard to effects on human and ecological receptors, is anticipated to be minor adverse, which is considered to be not significant.

7.4.8 The likely residual effect of emissions from vehicle movements generated both by construction or operation of the Proposed Development and Parkland Reserve Site, with regard to their effect on human receptors, is considered to be not significant.

7.4.9 In terms of odour, the Cuckfield Sewage Treatment Works is anticipated to have a negligible effect on future users of the Proposed Development.

7.5 Noise and Vibration

Baseline

7.5.1 The main sources of noise on the Site and surrounding receptors are road traffic noise from the surrounding road network; areas to the north-east of the Site are also exposed to plant noise from Cuckfield Sewage Treatment Works.

7.5.2 **Figure 7.1** shows the locations of receptors that have been considered in the noise and vibration assessment as being potentially affected by noise and vibration from the construction of the Proposed Development or once the Proposed Development is operational. These receptors include current residents, though both existing and future receptors were assessed.

7.5.3 It is anticipated that the dominant noise source on the Parkland Reserve Site is from road traffic from Staplefield Road and the A272. The Parkland Reserve Site is likely also exposed to pedestrian noise from public footpaths.

Embedded Mitigation

7.5.4 During construction, the contractor will incorporate 'Best Practicable Means' (BPM) on-site to ensure all reasonable measures have been taken to reduce

noise and vibration levels where practicable. General BPM measures include (but are not limited to) the following:

- unnecessary revving of engines should be avoided, and equipment switched off when not in use;
- as far as reasonably practicable, sources of significant noise should be enclosed;
- care should be taken to place Site equipment away from noise-sensitive areas; and
- where possible, loading and unloading should also be carried out away from such areas.

7.5.5 A CEMP will also be implemented, to manage construction traffic noise.

7.5.6 Currently there is no detailed information (such as the location, make or models) on the proposed noise generating plant to be used on Site once operational. However, it is assumed that sufficient embedded mitigation will be employed so that the limits are complied with if any mechanical plant is to be installed.

7.5.7 There is no embedded mitigation proposed for operational traffic noise.

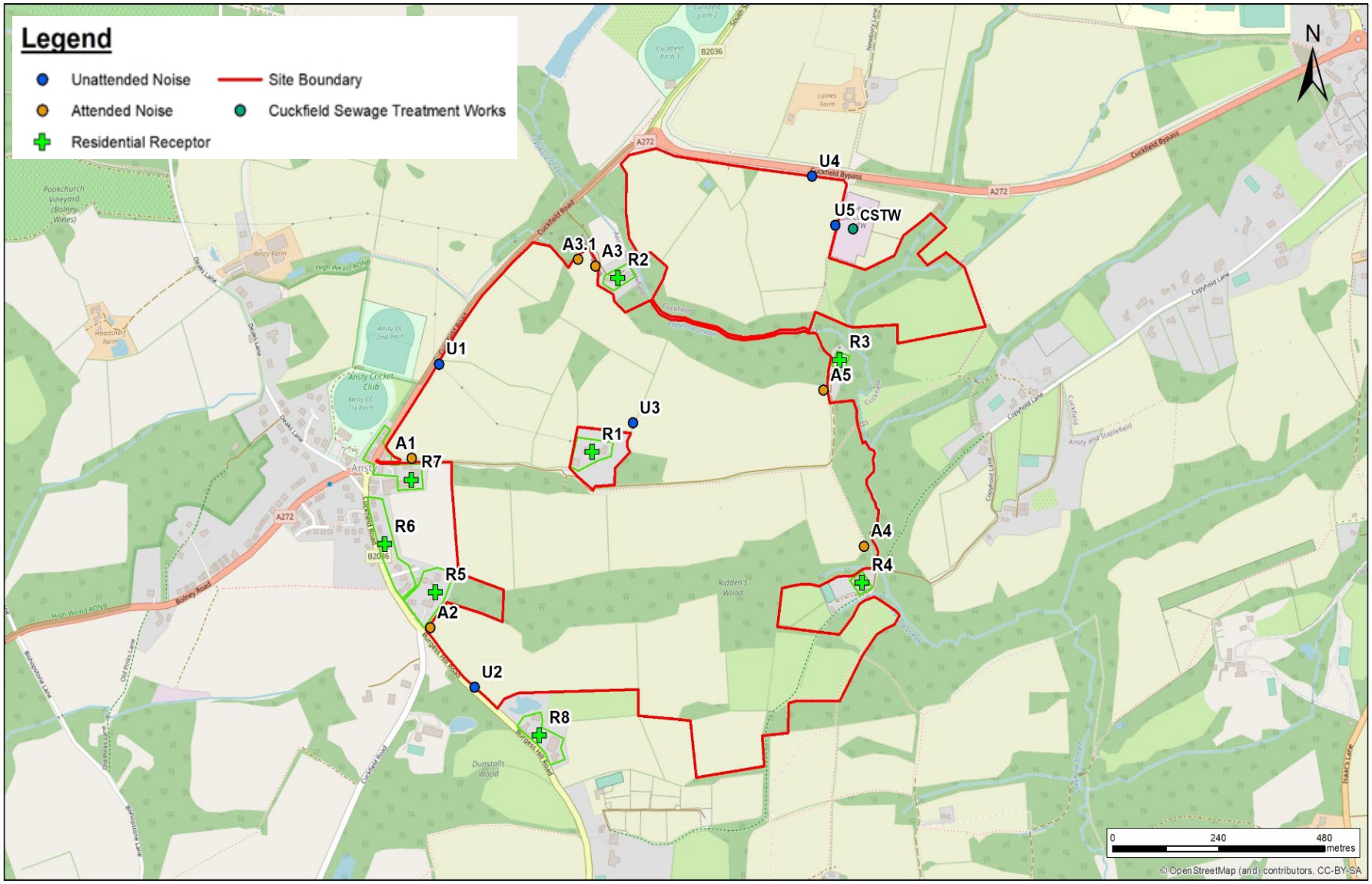
Additional Mitigation and Enhancement

7.5.8 A risk assessment identifying the probability of vibration from ground compaction activities will be carried out prior to commencement of construction activities, to determine the need for any vibration monitoring and to highlight opportunities for engagement and to enable prior warning to be given to local receptors.

7.5.9 Noise due to mechanical services equipment may need to be controlled by selecting low-noise items of plant, fitting acoustic screens or enclosures or erecting acoustic screens.

7.5.10 An assessment of the proposed mechanical services plant will be undertaken during the detailed design stage.

Figure 7.1: Noise survey locations and sensitive receptors on the Site



temple

Residual Effects

7.5.11 The residual noise and vibration effects anticipated during construction of the Proposed Development would include:

- A minor adverse (not significant) effect from construction noise on existing residential receptors at the private access road intersecting the Site and future occupiers of the Proposed Development.
- A negligible (not significant) effect from construction noise on all other existing residential receptors considered.
- A negligible (not significant) effect from construction vibration on all existing residential receptors considered and future residential receptors.
- A negligible (not significant) effect from construction traffic noise along Bolney Road and Tylers Green (A272).

7.5.12 During the operation of the Proposed Development, there will be a residual negligible (not significant) effect on noise levels experienced by new and existing receptors, due to operational plant and road traffic noise associated with the Proposed Development.

7.5.13 Given the proposed works at the Parkland Reserve Site, it is anticipated that there would be a limited amount of noise for short periods during the construction of fences and the viewing platforms, but there would not be any high levels or sustained sources of noise or vibration. No noise-generating activities would be introduced to the Parkland Reserve Site during operation and no notable additional vehicle movements would be generated during the construction or operation of the Parkland Reserve Site. Therefore, the effects of the Parkland Reserve Site (in isolation) are expected to be negligible and collectively with the Proposed Development are not anticipated to be any worse than the effects presented for the Proposed Development.

7.6 Agriculture and Soils

Baseline

7.6.1 The Agricultural Land Classification (ALC) system divides land into five grades 1 to 5, with grade 3 divided into subgrades of 3a and 3b. Grades 1, 2 and 3a are within the definition of 'best and most versatile agricultural land' (BMV).

7.6.2 The majority of the existing Site is of Subgrade 3b "moderate" quality or non-agricultural land. An area in the centre of the Site (extending to 6.6 ha) is of Grade 2 "very good" quality, and two smaller patches of the Site (extending to 5 ha in total) is of Subgrade 3a "good" quality. There is a smaller area of 1.6 ha of Grade 1 "excellent" quality along the northern boundary of the Site.

7.6.3 The majority of the Parkland Reserve Site is formed of woodland, though there is approximately 14.5 ha of land of Subgrade 3a "good" quality and approximately 14.5 ha of land of Subgrade 3b "moderate" quality within the Parkland Reserve Site. There is also 3.6 ha of land of Grade 2 "very good" quality and 6.5 ha of non-agricultural use on the Parkland Reserve Site.

Embedded Mitigation

7.6.4 The Proposed Development includes built development, sports field and open space.

7.6.5 For the Parkland Reserve Site, the potential for the land to return to agricultural use is high and, therefore, these areas are generally considered to be capable of restoration.

7.6.6 The Site and the Parkland Reserve Site are bordered by hard boundaries (such as roads) or woodland. The Proposed Development is designed with open space around the outer edges. These will provide opportunities for recreational use, and there should be no reason for the export of problems such as trespass onto surrounding land.

Additional Mitigation and Enhancement

7.6.7 Additional mitigation of the Site should include a Soil Management Plan; however, as there is no significant soil disturbance proposed for the Parkland Reserve Site, no Soil Management Plan will be required for that area.

Residual Effects

7.6.8 The residual agricultural and soils effects anticipated during construction of the Proposed Development and Parkland Reserve Site would include:

- A minor-moderate adverse (not significant) effect on agricultural land of BMV quality.
- A negligible-minor adverse (not significant) effect on soils.
- A negligible-minor adverse (not significant) effect on farm businesses.

7.6.9 The residual agricultural and soil effects anticipated during operation of the Proposed Development and Parkland Reserve Site would include:

- A negligible (not significant) disturbance effect on adjacent businesses.

7.7 Ecology and Biodiversity

Baseline

The Site

7.7.1 The Site lies on the border of the High Weald Area of Outstanding Natural Beauty (AONB) and is 1.3 km west of Blunts and Paiges Wood Local Nature Reserve (LNR) and 1.6 km west of Ashenground and Bolnore Woods LNR. There are no European sites (such as Special Protection Areas) situated within 10 km of the Site.

7.7.2 Within 2 km of the Site, there are five Local Wildlife Sites and three designated verges, including Great Wood & Copyhold Hanger Local Wildlife Site (LWS) which lies immediately adjacent to the south-east boundary. No other statutory designated sites for nature conservation are found within 2 km.

7.7.3 The Site contains approximately 7.3 ha of Ancient Woodland and 16.3 ha of Priority Woodland and is well connected to similar habitat within the surrounding area.

7.7.4 There is one granted EPS license for mitigation projects within 1 km of the Site boundary, concerning the destruction of a resting place for brown long-eared bats, common pipistrelle and soprano pipistrelle.

7.7.5 The Site comprises mostly of arable fields, with multiple parcels of woodland and tall grassland. The fields are separated by hedgerows which, for the most part, are native species-rich and provide high value green corridor habitat throughout the Site.

7.7.6 The grassland (neutral and modified) appears to be subject to little management and is allowed to grow tall and coarse. The arable margins are mostly not of any notable botanical interest, with the exception of two relatively large areas at the centre of the Site. The woodland parcels vary in composition and condition, but some are relatively diverse with an interesting ground flora, including multiple ancient woodland indicators.

7.7.7 A ground level tree assessment identified 13 high suitability trees, 17 moderate suitability and 62 low suitability trees for roosting bats. No bats were found but the roost features have potential to become occupied at any time.

7.7.8 A total of 46 grass snakes were recorded at the Site, with a peak of 11 grass snakes recorded during one survey.

7.7.9 In total, 45 species of bird were recorded during the survey; of these, eight species are 'red' listed under the Birds of Conservation Concern (BoCC) (common starling, herring gull, house sparrow, linnet, marsh tit, mistle thrush, skylark, and yellowhammer) and nine are 'amber' listed (bullfinch, dunnock,

grey wagtail, moorhen, song thrush, stock dove, whitethroat, woodpigeon, and wren).

7.7.10 A peak of two dormice were found at the Site, both of which were recorded along the northern hedgerow boundary. A further four nests were also found along this boundary and a starter nest was found within the southern boundary of the same field.

7.7.11 Presence / likely absence surveys for great crested newt were caried out for four ponds (ponds 6, 7, 8 and 9), and a small population of great crested newts was confirmed in ponds 6 and 7. Ponds 8 and 9 were dry by May and no evidence of great crested newts was found.

7.7.12 An aquatic invertebrate assessment identified 32 invertebrate species of mostly local interest and which indicate that the water quality in the Copyhold stream is reasonably good. Of these species, perhaps the most notable was the giant lacewing, which thrives in damp moss environments.

7.7.13 There are habitats on-site which could support brown hare, hedgehog and a variety of notable invertebrates. Rhododendron and cherry laurel have both been recorded on-site.

The Parkland Reserve Site

7.7.14 The Parkland Reserve Site lies just within the border of the High Weald AONB and is located approximately 900 m to the west of The Hanger LWS and 155 m to the east of Whitemans Green Local Geological Site (LGS). There are no Natura 2000 sites (Special Protection Areas, Special Areas of Conservation or RAMSAR sites) situated within 10 km of the Parkland Reserve Site. The closest statutory designated site is the Cow's Wood and Harry's Wood Site of Special Scientific Interest (SSSI), situated approximately 4.1 km to the north-west. There are two Ancient Woodland Inventory (AWI) Sites located within the boundary of the Parkland Reserve Site; these are Walks Wood and Walks Wood Ghyll Woodland.

7.7.15 The primary sensitive habitat receptors within the Parkland Reserve Site are the semi-natural ancient woodland, the veteran and ancient parkland trees, ponds and the watercourse present within the south of the Parkland Reserve Site.

7.7.16 Great crested newts were confirmed as being present within one of the ponds on the Parkland Reserve Site and three active badger setts were identified on the Parkland Reserve Site.

7.7.17 A number of potential bat roosting features were identified within the large quantity of mature trees across the Parkland Reserve Site, particularly within veteran trees. No direct evidence of roosting bats was identified, though a detailed search was not undertaken; nevertheless, the roost features have

potential to become occupied at any time. A single building is present on the Parkland Reserve Site, which has gaps visible under ridge and roof tiles and a single bat dropping was found internally (though this does not confirm roost presence).

7.7.18 Dormice were found at the Parkland Reserve Site, recorded along the northern hedgerow boundary. A further four nests were also found along this boundary and a starter nest was found within the southern boundary of the same field.

7.7.19 A total of 37 bird species were recorded at the Parkland Reserve Site, with 27 of these species considered likely to breed at the Parkland Reserve Site or within its immediate surroundings. Four red listed species were identified; marsh tit, willow tit, skylark and mistle thrush. Other notable species recorded included kingfisher, meadow pipit, redwing and barn owl.

7.7.20 There are good populations of grass snakes and slow worms across the Parkland Reserve Site.

Embedded Mitigation

7.7.21 During construction of the Proposed Development and Parkland Reserve Site, the following embedded mitigation measures have been identified:

- Best practice measures / good construction practices.
- The Proposed Development has been designed to avoid habitat losses, where possible.
- The implementation of a CEMP.
- A buffer zone of at least 20 m from ancient woodland and 15 m from priority habitat woodland will be established between the Proposed Development and woodland habitat boundaries.
- Erection of heras fencing.
- The implementation of a Landscape and Ecology Management Plan.
- To avoid direct impacts on existing known badger setts, ensure a minimum 30 m exclusion zone for all earthworks machinery and personnel.
- Construction Site safeguarding measures to prevent harm to badgers.
- For bats – retention of central hedgerow with trees running north-south between woodland parcels at the Site, with an 8 m buffer to be maintained each side of this hedgerow.
- For bats – precautionary felling techniques or an European Protected Species (EPS) licence.
- For bats – incorporation of a sensitive lighting plan.

- For breeding birds – vegetation removal outside of the breeding bird season.
- For hazel dormice – an EPS licence for the removal of habitat.
- For hazel dormice – where possible, vegetation removal will be strategically planned, to retain connectivity within the canopy of the woodland and across gaps in hedgerows. Where this is not possible, a specialised bridge for dormice will be installed across any gaps of more than 3 m.
- For great crested newts and other amphibians – an EPS licence (from Natural England or the NatureSpace Partnership.
- For reptiles – habitat manipulation at a suitable time of the year. Prior to the commencement of works, suitable habitats for reptiles contained within the construction Site should be strimmed of vegetation to ground level and all cutting raked off and removed.
- For riparian wildlife – measures under a CEMP, including run-off and sediment traps.
- For invasive non-native species – all specimens must be removed from the Site and disposed of, following strict invasive species protocol.

7.7.22 During operation of the Proposed Development and Parkland Reserve Site, the following embedded mitigation measures have been identified:

- For designated sites – the Proposed Development will include new areas of publicly accessible green space on the Site and within the associated Parkland Reserve Site.
- For priority habitats – all ancient woodland will be fenced off from the public.
- For badgers – roads within the proposed Development will be limited 20 mph where possible. Additionally, the woodland in which the setts are located will be fenced off to exclude the public and where possible, dogs.
- For bats – the Proposed Development will incorporate a sensitive lighting plan, developed as part of the detailed design. All woodland will be a 'no light zone' and 'dark corridors' will be created throughout the Site, along the retained hedgerows and tree belts. All street lighting will be directed downwards and use light sources that are not attractive to insects.
- For breeding birds – no less than 500 bird nesting features will be incorporated into the Proposed Development. Furthermore, every home will incorporate a 'built in' swift brick that is installed near to the eaves of each home.

- For hazel dormice – thorny planting will be incorporated into the Site, to reduce the effects of potential predation by domestic cats, and new habitats will be created that are favourable for dormice.
- For great crested newt and other amphibians – habitats created for them will be managed in perpetuity, as set out within the LEMP.
- For reptiles – management of all grassland habitat will be set out within the LEMP.
- For riparian wildlife – the control of surface drainage will be carefully managed. Features will include Sustainable Drainage Systems (SuDS), attenuation ponds and pollution control valves.
- For invasive non-native species – adoption of native planting schemes. Seed mixes and tree / shrub planting schemes will be detailed within a LEMP.
- For other notable species – all new garden fencing will contain accessible gapes (10 cm x 15 cm) at their base to allow movements of hedgehogs between garden plots. Hedgehog road signs will also be erected throughout the Proposed Development.

Additional Mitigation and Enhancement

7.7.23 No additional mitigation measures have been recommended for the construction phase of the Proposed Development and Parkland Reserve Site; however, the following were identified for the operational phase of the Proposed Development and Parkland Reserve Site:

- For designated sites – financial contributions will be given to the respective authorities to contribute towards future management.
- For biodiversity value – the proposed biodiversity enhancements at the Site will be subject to ongoing monitoring and maintenance to ensure that target habitat conditions are met.
- For priority habitat – the habitats on-site will be monitored in perpetuity for signs of human damage. Any signs of damage will be addressed and prevented from occurring again.
- For bats – no less than 100 bat boxes that are suitable for tree roosting bat species will be installed on trees scattered throughout retained woodland habitat at the Site.
- For breeding birds – the provision of nest boxes and pockets, and planting of native trees and shrubs.
- For common dormice – the 'poor' and 'moderate' condition woodland at the Site will be enhanced, targeting features of value for dormice. Additionally,

a minimum of 100 dormouse boxes will be installed in suitable habitat across the Site.

- For great crested newts and other amphibians – the restoration and enhancement of some of the ponds at the Site.
- For reptiles – the rewilding management strategy proposed for the Parkland Reserve Site.
- For riparian wildlife – a monitoring programme will be put in place, specifically to monitor the ecological conditions of the Copyhold Stream.

Residual Effects

7.7.24 The residual ecological effects anticipated during construction of the Proposed Development and Parkland Reserve Site, all of which would be temporary, would include:

- Designated sites: negligible (not significant).
- Biodiversity value: moderate adverse (significant).
- Priority habitats: moderate adverse (significant).
- Badgers: moderate adverse (significant).
- Bats: moderate adverse (significant).
- Breeding birds: moderate adverse (significant).
- Dormice: moderate adverse (significant).
- Great crested newts / amphibians: moderate adverse (significant).
- Reptiles: moderate adverse (significant).
- Riparian wildlife: moderate adverse (significant).
- Invasive non-native species: negligible (not significant).

7.7.25 The residual ecological effects anticipated during operation of the Proposed Development and Parkland Reserve Site, all of which would be permanent, would include:

- Designated sites: negligible (not significant).
- Biodiversity value: moderate beneficial (significant).
- Priority habitats: moderate beneficial (significant).
- Badgers: negligible (not significant).
- Bats: moderate beneficial (significant).
- Breeding birds: moderate beneficial (significant).
- Dormice: minor beneficial (not significant).

- Great crested newts / amphibians: minor beneficial (not significant).
- Reptiles: minor beneficial (not significant).
- Riparian wildlife: minor beneficial (not significant).
- Hedgehogs: minor beneficial (not significant).
- Invasive non-native species: negligible (not significant).

7.8 Climate Change Mitigation and Adaptation

Baseline

7.8.1 Greenhouse gas (GHG) emission in the District of Mid Sussex have been reducing along with population growth. It is expected that this trend will continue in the future.

7.8.2 Baseline GHG emissions are considered to be zero, as there are no existing buildings on the Site and Parkland Reserve Site.

7.8.3 Under 2°C global warming, temperatures will increase. The south-east of the UK may increase by 3-4°C during the summer, whilst winter days will increase by 1-1.5°C. Rainfall changes may lead to a slightly wetter winter and a drier summer.

Embedded Mitigation

Greenhouse Gas Emissions

7.8.4 Proposals for the project waste, environmental control and monitoring will be detailed within the CEMP. The aim will be to minimise waste production at source during the design stage. This involves providing recycling and composting facilities and promoting sustainable practices. Both internal and external storage areas will be designed in alignment with local recycling and organic waste collection services.

7.8.5 A Site Waste Management Plan (SWMP) will also be implemented for the construction phase of the Proposed Development and Parkland Reserve Site, which will aim to reduce waste generation and target a diversion rate from landfill of up to 95% for non-hazardous construction waste.

7.8.6 During operation of the Proposed Development, through a combination of energy efficient thermal properties, LED lighting, mechanical ventilation with heat recovery (MVHR), air source and ground source heat pumps, and solar photovoltaic (PV) panels and hot water panels, a minimum 60% reduction in carbon emissions will be achieved.

7.8.7 The Applicant proposes to adopt steps to reduce energy consumption from unregulated sources. These steps include implementing high-efficiency vertical

transportation systems (e.g. energy-efficiency lighting) and procuring appliances with a 'B' or 'C' rating.

Climate Change Adaptation

7.8.8 Embedded climate resilience mitigation has been provided in the Proposed Development, including the following:

- Overheating Strategy: Compliant with Part O of the Building Regulations, ensuring comfortable thermal conditions for occupants will be undertaken at reserved matters.
- Flood Risk Assessment and Drainage Strategy: Designed to control on-site and off-site flooding through sustainable drainage solutions.
- Landscaping Strategy: Incorporates wildlife-friendly plantings and amenity space landscaping to enhance biodiversity and provide shading.
- Further measures could include a ventilation strategy to avoid overheating concerns, and a water efficiency strategy to incorporate measures to minimise water use within the Proposed Development.

Additional Mitigation and Enhancement

Greenhouse Gas Emissions

7.8.9 There are reasonable opportunities to implement additional mitigation measures by reviewing the materials prior to construction to identify opportunities for replacing a material with one with a lower embodied carbon (for instance sourcing only recycled metals), or less material overall (such as thinner slabs and frames).

7.8.10 Monitoring tools can be used to record and monitor the CO_2 emissions from transport of construction materials which should be considered at a later design stage.

7.8.11 Furthermore, when certain building components reach the end of their useful life, consideration should be given to the embodied carbon of the replacement components.

7.8.12 Off-site manufacture of pre-fabricated components should be considered through a smart procurement strategy. The following could be considered when appointing off-site suppliers; minimising of the number of vehicle movements; and promoting collaboration with other suppliers to minimise deliveries, type of delivery vehicles used and efficient Site off-loading.

Climate Change Adaptation

7.8.13 A Climate Change Adaption Plan could be produced (at a future design stage) as a measure to mitigate against the effects of climate change on generic

receptors as described above. This could include, but not be limited to, the following measures:

- Water consumption in the Proposed Development could be minimised by the specification of even more highly efficient water installations in the future. Further consideration of rainwater / greywater harvesting could also be given, including the future adaptability to collect this in greater quantities.
- External spaces could be planted with a range of species, including native and drought resistant species. Tree sizes and pits should be appropriately sized to deal with periods of drought in summers.

Residual Effects

7.8.14 Minor adverse (not significant) residual effects are anticipated for climate change mitigation and adaptation during construction and operation of the Proposed Development and Parkland Reserve Site.

7.9 Built Heritage

Baseline

7.9.1 The statutorily listed buildings (built heritage receptors) that were considered in the assessment included:

- Listed building group at the centre of the Site (but excluded from the planning application boundary): Grade II listed The Place and Grade II listed Barn North of Forsyth's Farmhouse;
- Listed building group at Ansty Cross: Grade II listed The Old Cottage (located approximately 40 m to the west of the Site), Grade II listed The Ancient Farm (located approximately 50 m to the west of the Site) and Grade II listed Mount Noddy Cottage (located approximately 60 m to the west of the Site);
- Grade II listed Highbridge Mill (located directly adjacent to the north-west of the Site and approximately 185 m to the south-east of the Parkland Reserve Site);
- Grade II listed Mackerell Cottage (located directly adjacent to the east of the Site);
- Grade II listed Lodge Farmhouse (located approximately 410 m to the east of the Site);
- Grade II listed Upper Ridges / Moonhill Place (located approximately 350 m to the south-east of the Site);

- Grade II listed West Riddens Farmhouse (located approximately 50 m to the south of the Site);
- Grade II listed Harvesthill (located approximately 360 m to the south of the Site;
- Grade I listed Parish Church of the Holy Trinity (located approximately 560 m to the north of the Site);
- Grade II listed Pondtail Cottage, located directly adjacent to the west of the Parkland Reserve Site;
- Grade II listed Barn to the South West of Old Beech Farmhouse, located approximately 95 m to the west of the Parkland Reserve Site;
- Grade II listed Old Beech Farmhouse, located approximately 95 m to the west of the Parkland Reserve Site;
- Grade II listed Gazebo and Wall to North and East of Cuckfield Park, located approximately 90 m to the east of the Parkland Reserve Site;
- Grade II listed Summerhouse at Cuckfield Park, located approximately 100 m to the east of the Parkland Reserve Site;
- Grade II* listed Cuckfield Park, located approximately 115 m to the east of the Parkland Reserve Site; and
- Grade II* listed Gatehouse to Cuckfield Park including Iron Railings, located approximately 175 m to the east of the Parkland Reserve Site.

Embedded Mitigation

7.9.2 The embedded mitigation anticipated to be implemented via a CEMP during the construction of the Proposed Development includes the determination of the location, extent and height of the contractors' compound / office, in consultation with the contractors and built heritage consultant.

7.9.3 To reduce the potential effects of the operation of the Proposed Development on the significance and setting of the heritage assets identified, the embedded mitigation includes the sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space, and landscape design and planting.

7.9.4 The proposed works on the Parkland Reserve Site, would result in the limited construction of fences and viewing platforms but the construction of any other built form is not proposed. Therefore, any effects as a result of construction would be negligible and it is anticipated that no embedded mitigation is required.

Additional Mitigation and Enhancement

7.9.5 Additional mitigation during the construction and operation of the Proposed Development and Parkland Reserve Site is not anticipated to be required.

Residual Effects

7.9.6 The residual effects on heritage assets anticipated during the construction of the Proposed Development and Parkland Reserve Site include:

- Minor adverse (not significant and temporary) effects on the significance of the Listed building group at the centre of the Site (but excluded from the planning application boundary) (Grade II listed The Place and Grade II listed Barn North of Forsyth's Farmhouse, Grade II listed Mackerell Cottage, and Grade II listed West Ridden's Farmhouse;
- Negligible (not significant and temporary) effects on the significance / setting of the remaining receptors identified surrounding the Site; and
- No effects on the receptors identified surrounding the Parkland Reserve Site.

7.9.7 The residual effects on heritage assets anticipated during the operation of the Proposed Development and Parkland Reserve Site include:

- Minor adverse (not significant and permanent) effects on the significance of the Listed building group at the centre of the Site (but excluded from the planning application boundary) (Grade II listed The Place and Grade II listed Barn North of Forsyth's Farmhouse, Grade II listed Mackerell Cottage, and Grade II listed West Ridden's Farmhouse;
- Negligible (not significant and permanent) effects on the significance / setting of the remaining receptors identified surrounding the Site; and
- No effects on the receptors identified surrounding the Parkland Reserve Site.

7.10 Landscape and Visual Impact

Baseline

7.10.1 Around the Site and Parkland Reserve Site, the landscape character varies.

7.10.2 The Site lies within the landscape character area identified as LCA 10: High Weald Fringes, which is summarised as: *"densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield"*.

7.10.3 The Proposed Development would be visible in views from the surrounding areas. A series of views assessed, as agreed with MSDC, is shown in **Figure 7.2.**

Figure 7.2: Views Assessed

LEGEND

ASSESSMENT SITE BOUNDARY
PROW - BRIDLEWAY
PROW - FOOTPATH
21 VIEWPOINT LOCATION

Embedded Mitigation

7.10.4 The first effects to occur on the landscape and visual receptors will relate to the works associated with Site enabling and construction.

7.10.5 This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing to the existing trees and planting areas to be retained; creating a haul route, which will also form the proposed access roads; setting up the contractors compound; removal of the existing vegetation; and the stripping of grass and topsoil from the proposed development platforms. The location, extent and height of the contractors compound / office is yet to be determined in consultation with the contractor and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible.

7.10.6 All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors' cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with MSDC prior to the commencement of construction as part of a CEMP.

7.10.7 It is anticipated that the contractors' compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

7.10.8 The operational stage will see the occurrence of secondary effects. The setting and spatial arrangement of the built form has been located to enable the provision of open space and space for structure planting.

Additional Mitigation and Enhancement

7.10.9 Additional mitigation measures have been identified over and above those designed into the Proposed Development and these are as set out below:

- Height and Massing – the detailed design of the buildings will be informed by the landscape and visual opportunities and constraints.
- Open Space – it is anticipated that the open space will include tree planting and will be designed to be multi-functional, linking to the wider network of green infrastructure, wherever possible.
- Trees and Vegetation – all new primary and secondary streets will be tree lined, with existing trees and woodlands retained wherever possible.
- Materials – the proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape.

- Lighting – it is assumed that the Proposed Development will be lit. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backwards glare.

Residual Effects

7.10.10 The residual landscape and visual effects anticipated during construction of the Proposed Development and Parkland Reserve Site would include:

- Effect on the contextual landscape: no change.
- Effect on landscape character: temporary, moderate-minor adverse to moderate-major adverse (significant).
- Effect on natural landscape receptors: temporary, moderate-minor adverse to moderate adverse (significant).
- Effect on cultural / social landscape receptors: temporary, major adverse (significant).
- Effect on perceptual and aesthetic landscape receptors: temporary, major adverse (significant).
- Effect on landscape character receptors: temporary, moderate to major adverse (significant).
- Effect on views for residential receptors: temporary, minor adverse (not significant) to major adverse (significant).
- Effect on views for transient from transport corridors: temporary, neutral (not significant) to moderate adverse (significant).
- Effect on views for transient from public rights of way: temporary, neutral (not significant) to major adverse (significant).
- Effect on views for receptors using visitor attractions and areas of open space: temporary, minor adverse-negligible (not significant) to moderate-minor adverse (significant).
- Effect on views for receptors at their place of work: temporary, minor adverse (not significant).
- Effect on views for receptors using community buildings / cemetery: temporary, minor adverse (not significant).

7.10.11 The residual landscape and visual effects anticipated during operation of the Proposed Development and Parkland Reserve Site would include:

- Effect on the contextual landscape: no change.
- Effect on landscape character: permanent, moderate-minor adverse to moderate adverse (significant).

- Effect on natural landscape receptors: permanent, minor adverse (not significant) to moderate-minor beneficial (significant).
- Effect on cultural / social landscape receptors: permanent, moderate adverse (significant).
- Effect on perceptual and aesthetic landscape receptors: permanent, moderate-minor adverse (significant).
- Effect on landscape character receptors: permanent, moderate-minor adverse to moderate adverse (significant).
- Effect on views for residential receptors: permanent, negligible (not significant) to moderate adverse (significant).
- Effect on views for transient from transport corridors: temporary, neutral to minor adverse (not significant).
- Effect on views for transient from public rights of way: permanent, minor adverse-negligible (not significant) to moderate adverse (significant).
- Effect on views for receptors using visitor attractions and areas of open space: temporary, minor adverse-negligible (not significant) to minor adverse (not significant).
- Effect on views for receptors at their place of work: temporary, minor adverse-negligible (not significant).
- Effect on views for receptors using community buildings / cemetery: temporary, minor adverse-negligible (not significant).

7.11 Cumulative Effects

7.11.1 As well as assessing the environmental effects of the Proposed Development and Parkland Reserve Site on their own, the EIA also considered the cumulative effect of the Proposed Development and Parkland Reserve Site with other developments close to the Site. **Figure 7.3** below shows what other developments have been considered in the cumulative effect assessment for each topic.

7.11.2 Each topic section below sets out the effects which have changed as a result of the inclusion of these other developments. All other effects would be as set out for the Proposed Development and Parkland Reserve Site in isolation.

Socio-Economics

7.11.3 The socio-economics cumulative effects assessment has identified the following cumulative effects which would differ from those resulting from the Proposed Development and Parkland Reserve Site in isolation:

- Effect on construction worker expenditure (major beneficial, significant).
- Effect on provision of housing (major beneficial, significant).
- Effect on additional expenditure supported by residents and operational workers (major beneficial, significant).
- Effect on demand for educational facilities (primary) (minor beneficial, not significant).
- Effect on demand for educational facilities (SEND school) (major beneficial, significant).

Traffic and Transport

7.11.4 The data used in the vehicle traffic assessment (for the ES) considers other committed developments. All anticipated effects mentioned in the Traffic and Transport section can, therefore, be considered cumulative.

Air Quality

7.11.5 The air quality cumulative effects assessment has identified the following cumulative effects which would differ from those resulting from the Proposed Development and Parkland Reserve Site in isolation:

- Effect of construction dust and emissions on health of nearby residents (minor adverse, not significant).

7.11.6 The traffic data used in the air quality assessment considers other committed developments and, therefore, the effects mentioned in the Air Quality section can also be considered cumulative.

Noise and Vibration

7.11.7 The traffic data used in the noise and vibration assessment considers other committed developments and, therefore, the effects mentioned in the Noise and Vibration section can be considered cumulative. There would be no additional cumulative effects.

Agriculture and Soils

7.11.8 The agriculture cumulative effects assessment has identified the following cumulative effects which would differ from those resulting from the Proposed Development and Parkland Reserve Site in isolation:

- Loss of BMV agricultural land (major adverse, significant).

Ecology

7.11.9 No additional significant residual inter-project effects were anticipated as a result of the Proposed Development and Parkland Reserve Site in combination

with committed developments during construction and operation. The noted committed developments are situated far enough from the Site and Parkland Reserve Site that in-combination impacts associated with development activity (such as dust deposition, pollution and noise impacts) are not anticipated.

7.11.10 These committed developments will / would have impacts upon protected species that are also affected by the Proposed Development and Parkland Reserve Site, including bats, badgers, dormice and great crested newts. This poses potential cumulative impacts that affect these species at a landscape level, should the integrated mitigation and compensation measures designed into these committed developments fail to deliver.

Climate Change Mitigation and Adaptation

7.11.11 No additional significant residual cumulative effects have been identified for Climate Change Mitigation and Adaptation.

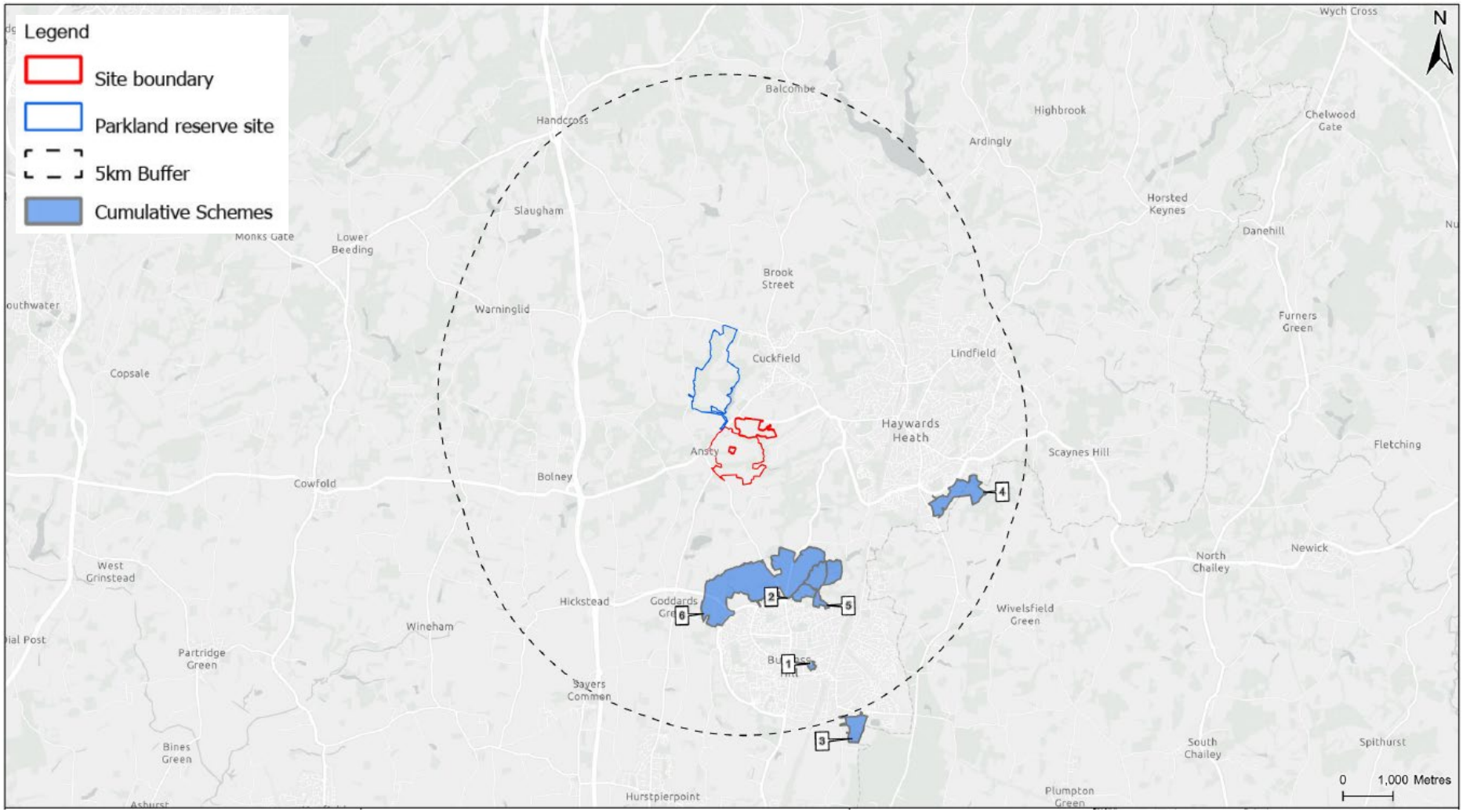
Built Heritage

7.11.12 No additional significant residual cumulative effects have been identified for Built Heritage.

Landscape and Visual Impact

7.11.13 No additional significant residual cumulative effects have been identified for Landscape and Visual Impact.

Figure 7.3 Committed Developments considered in the Cumulative Effects Assessment



temple

7.12 Effect Interactions

7.12.1 The EIA also considered whether any sensitive receptors would experience multiple effects considered under different topics and whether these would interact to increase or exacerbate the effect (an 'interactive effect').

During Construction

Air Quality and Noise and Vibration Effects

7.12.2 Individual effects that have the potential to interact during this period are largely related to increased noise and vibration and dust, as a result of construction activities. When these effects are combined, they have the potential to create a combined nuisance effect on the closest sensitive receptors. However, it should be noted that these effects will be transient and temporary in nature.

Air Quality and Ecological Effects

7.12.3 The construction of the Proposed Development and Parkland Reserve Site has the potential to impact upon nearby ecological receptors due to construction dust and emissions. Effects relating to dust and emissions will be controlled by measures included within a CEMP to ensure that impacts to ecologically sensitive receptors are minimised.

Once Operational

Air Quality and Ecological Effects

7.12.4 There remains the potential interaction between traffic emissions and ecological priority habitats such as ancient woodlands (lichens and bryophytes) that may be present in the ancient woodland habitat.

7.12.5 Further mitigation involves the establishment of a 20 m buffer areas around the ancient woodland at the Site which will help reduce the effects of elevated nitrogen deposition through sequestration. Taking into consideration the proposed mitigation measures, the interactive effect is not considered significant.

8 Conclusions

8.1 Mitigation Measures

8.1.1 **Table 8.1** outlines the mitigation measures that would be put in place to prevent or minimise any likely adverse environmental effects and, in some cases, enhance the benefit of the Proposed Development and Parkland Reserve Site.

8.1.2 Embedded mitigation measures are included in the design of the Proposed Development and Parkland Reserve Site or are required as standard to fulfil legal obligations. Additional mitigation measures are put in place if there are still adverse effects anticipated, to ensure a residual adverse effect is reduced as far as possible.

Table 8.1: Mitigation Measures Proposed in the ES

Topic	Phase	Embedded Measures	Additional Measures
Socio-economics	Construction	None.	None.
	Operation	• Up to 30 % affordable housing of different sizes and tenures. • A new local centre including a convenience store, community space, a health hub and commercial workspace. • Approximately 28 hectares (ha) of publicly accessible open space and green space across a range of types, in addition to the Parkland Reserve Site. • Design features such as secure parking, adequate lighting in communal areas and well-planned streets and open spaces that facilitate natural surveillance and safety. • 0.3 ha of equipped play provision including local equipment area for play (LEAPs) and neighbourhood equipped area for play (NEAPs), as well as teenage areas to provide play space for children of all ages. • Provision of education facilities including a nursery (early years), new primary school and a special educational needs and disabilities (SEND) school.	• Financial contribution towards secondary schools.
Traffic and Transport	Construction	• The vicinity of the Site to the Strategic Road Network – Access to the Site during the construction phase is to be via Bolney Road, which has direct access onto the A23 to the west of the Site. The A23 enables an	None.

Topic	Phase	Embedded Measures	Additional Measures
		appropriate route for construction vehicles that avoids any potential receptors such as dwellings, schools or other urban facilities. • The Site is separated from the existing urban development within Great Leighs by the A272, which effectively screens the Site-based construction effects from any receptors within Ansty, including the manoeuvring of construction vehicles and the unloading of plant and materials. • Construction Traffic Management Plan (CTMP).	
	Operation	• Internalised and Sustainable Trips – The Proposed Development is mixed-use, containing both residential development as well as non-residential development, including local centre uses and a primary school. The mixed-use nature of the Site enables future residents to meet their basic needs within the Site, resulting in a high likelihood of regular internalised trips and subsequently no impact on the wider highways network. • Existing connections to Ansty – The Site benefits from a number of connections through the Site, and to the surrounding area. These connections will be open for the	• Framework Travel Plan.

Topic	Phase	Embedded Measures	Additional Measures
		public throughout the operational phase of the Proposed Development. • Existing Public Rights of Way – The Site benefits from a series of Public Rights of Way (PRoWs) which are present within the Site itself and in the surrounding area, including Bridleways, Footpaths and formal cycle routes. • Highways works associated with the Proposed Development, to provide adequate capacity to accommodate the movements associated with the Proposed Development. • Public transport – bus stop infrastructure to serve diverted or expanded bus services, increasing the accessibility to public transport across the local area. • On and off-site improvements to PRoWs. • Internal active transport routes – The Proposed Development includes an active travel network for pedestrian and cyclists throughout the Site, in addition to the improvements to PRoWs, as well as providing connections into the surrounding pedestrian and cycle network, enabling future residents to travel by sustainable modes of transport around the Site and to / from Ansty. • Off-Site improvements to the highway network – As part of the access and	

Topic	Phase	Embedded Measures	Additional Measures
		movement strategy for the Proposed Development, improvements to the pedestrian and cycle facilities on the A272 are proposed to create a cohesive movement network within and without the Site.	
Air Quality	Construction	• CEMP. • Construction Logistics Plan (CLP). • Dust Management Plan (DMP). • Best practice measures.	None.
	Operation	• Air Source Heat Pumps (ASHPs) and Ground Source Heat Pumps (GSHPs) to meet the Proposed Development's heating, cooling and hot water demands. • Internalised and sustainable trips – the Proposed Development is mixed-use, containing both residential development as well as non-residential development, including local centre uses and a primary school. The mixed-use nature of the Site enables future residents to meet many of their basic needs within the Site, resulting in a high likelihood of regular internalised trips and subsequently a reduced impact on the wider road network near existing receptors. • Existing Public Rights of Way – The Site benefits from a series of PRoWs which are present within the Site itself and in the surrounding area, including Bridleways, Footpaths and formal cycle routes. These	None.

Topic	Phase	Embedded Measures	Additional Measures
		may assist in preventing trips being made by fossil fuel powered vehicles. • Internal active transport routes – The Proposed Development includes an active travel network for pedestrian and cyclists throughout the Site, as well as providing connections into the surrounding pedestrian and cycle network, enabling future residents to travel by sustainable modes of transport around the Site and into Ansty. • Proposed Bus Routing – The Proposed Development has been designed to enable a bus route to enter and exit the Site, allowing for future residents to travel to more distant locations via sustainable modes of transport. This is likely to reduce the extent of trips made in private fossil fuel powered vehicles. • A Framework Travel Plan (FTP) will be implemented, facilitating modal shift. To accord with the Air Quality Expert Group (AQEG) 2021 guidance, it is recommended where practicable that the FTP and its implementation meet the requirements in applicable West Sussex County Council guidance. • The Proposed Development masterplan was informed by the results of odour assessment work.	

Topic	Phase	Embedded Measures	Additional Measures
Noise and Vibration	Construction	• Best Practicable Means (BPM). • Installation of hoarding. • Limited working hours. • CEMP.	• Risk assessment identifying the probability of vibration from piling and Site excavation activities should be carried out prior to commencement of construction activities, to determine the need for periodic or continuous vibration monitoring and to highlight opportunities for engagement and giving prior warning to local receptors.
	Operation	• Plant noise limits.	• Plant items should be located as far as possible away from or not overlooking any residential premises. • Noise due to mechanical services equipment may need to be controlled by selecting low-noise items of plant, fitting acoustic louvred screens or enclosures, or erecting acoustic screens. • An assessment of the proposed mechanical services plant should be undertaken, during the detailed design stage, to demonstrate that the limits proposed in BS 4142 will be achieved. • Internal noise levels will be controlled to BS 8233, WHO and ADO guideline levels through a combination of layout (screening), specified double glazing and alternate means to open windows for background ventilation at the most exposed facades. • Where possible, plant will be located away from noise sensitive residential dwellings or amenity areas and regular maintenance will

Topic	Phase	Embedded Measures	Additional Measures
			be undertaken on all mechanical plant to ensure the units are operating efficiently and not generating undue noise. • Residents whose gardens would be exposed to relatively high noise levels, due to their proximity to the roads, could mitigate the effects by using the relatively quiet amenity spaces in the public open areas that are located throughout the Proposed Development. • To avoid adverse effects from plant noise associated with Cuckfield Sewage Treatment Works, mitigation such as screening should be considered. Screening could be achieved from building layouts e.g. the sport facility buildings blocking line of sight to the residential dwellings and / or from the dwellings themselves by placing noise sensitive rooms at facades facing directly away from the Cuckfield Sewage Treatment Works. A noise barrier could also be considered along the boundary between the Cuckfield Sewage Treatment Works and the Proposed Development.
Agriculture and Soils	Construction	None.	• Designed with open space around the outer edges which will provide opportunities for recreational use.
	Operation	• Soil Management Plan.	None.
Ecology	Construction	• Best practice measures / good construction practices.	None.

Topic	Phase	Embedded Measures	Additional Measures
		• The Proposed Development has been designed to avoid habitat losses, where possible. • CEMP. • A buffer zone of at least 20 m from ancient woodland and 15 m from priority habitat woodland will be established between the Proposed Development and woodland habitat boundaries. • Erection of heras fencing. • Landscape and Ecology Management Plan. • To avoid direct impacts on existing known badger setts, ensure a minimum 30 m exclusion zone for all earthworks machinery and personnel. • Construction Site safeguarding measures to prevent harm to badgers. • For bats – retention of central hedgerow with trees running north-south between woodland parcels at the Site, with an 8 m buffer to be maintained each side of this hedgerow. • For bats – precautionary felling techniques or a European Protected Species (EPS) licence. • For bats – incorporation of a sensitive lighting plan. • For breeding birds – vegetation removal outside of the breeding bird season.	

Topic	Phase	Embedded Measures	Additional Measures
		• For hazel dormice – an EPS licences for the removal of habitat. • For hazel dormice – where possible, vegetation removal will be strategically planned, to retain connectivity within the canopy of the woodland and across gaps in hedgerows. Where this is not possible, a specialised bridge for dormice will be installed across any gaps of more than 3 m. • For great crested newts and other amphibians – an EPS licence (from Natural England or the NatureSpace Partnership. • For reptiles – habitat manipulation at a suitable time of the year. Prior to the commencement of works, suitable habitats for reptiles contained within the construction Site should be strimmed of vegetation to ground level and all cutting raked off and removed. • For riparian wildlife – measures under a CEMP, including fun-off and sediment traps. • For invasive non-native species – all specimens must be removed from the Site and disposed of, following strict invasive species protocol.	
	Operation	• For designated sites – the Proposed Development will include new areas of publicly accessible green space on the Site and within the associated Parkland Reserve Site.	• For designated sites – financial contributions will be given to the respective authorities to contribute towards future management.

Topic	Phase	Embedded Measures	Additional Measures
		• For priority habitats – all ancient woodland will be fenced off from the public. • For badgers – roads within the proposed Development will be limited 20 mph where possible. Additionally, the woodland in which the setts are located will be fenced off to exclude the public and where possible, dogs. • For bats – the Proposed Development will incorporate a sensitive lighting plan, developed as part of the detailed design. All woodland will be a 'no light zone' and 'dark corridors' will be created throughout the Site, along the retained hedgerows and tree belts. All street lighting will be directed downwards and use light sources that are not attractive to insects. • For breeding birds – no less than 500 bird nesting features will be incorporated into the Proposed Development. Furthermore, every home will incorporate a 'built in' swift brick that is installed near to the eaves of each home. • For hazel dormice, thorny planting will be incorporated into the Site, to reduce the effects of potential predation by domestic cats. • For great crested newt and other amphibians, habitats created for them will	• For biodiversity value – the proposed biodiversity enhancements at the Site and Parkland Reserve Site will be subject to ongoing monitoring and maintenance to ensure that target habitat conditions are met. • For priority habitat, habitats on-site will be monitored in perpetuity for signs of human damage. Any signs of damage will be addressed and prevented from occurring again. • For bats – no less than 100 bat boxes that are suitable for tree roosting bat species will be installed on trees scattered throughout retained woodland habitat at the Site. • For breeding birds – provision of nest boxes and pockets, and planting of native trees and shrubs. • For common dormice – the 'poor' and 'moderate' condition woodland at the Site will be enhanced, targeting features of value for dormice. Additionally, a minimum of 100 dormouse boxes will be installed in suitable habitat across the Site. • For great crested newts and other amphibians – the restoration and enhancement of some of the ponds at the Site.

Topic	Phase	Embedded Measures	Additional Measures
		be managed in perpetuity, as set out within the LEMP. • For reptiles – management of all grassland habitat will be set out within the LEMP. • For riparian wildlife – the control of surface drainage will be carefully managed. Features will include Sustainable Drainage Systems (SuDS), attenuation ponds and pollution control valves. • For invasive non-native species – adoption of native planting schemes. Seed mixes and tree / shrub planting schemes will be detailed within a LEMP. • For other notable species – all new garden fencing will contain accessible gaps (10 cm x 15 cm) at their base to allow movements of hedgehogs between garden plots. Hedgehog road signs will also be erected throughout the Proposed Development.	• For reptiles – the rewilding management strategy proposed for the Parkland Reserve Site. • For riparian wildlife – a monitoring programme will be put in place, specifically to monitor the ecological conditions of the Copyhold Stream.
Climate Change Mitigation and Adaptation	Construction	• CEMP. • Site Waste Management Plan (SWMP).	• Use of lower embedded carbon materials, fuel efficient vehicles and locally sourced products.
	Operation	• Energy and Sustainability Statement – incorporation of energy efficient thermal properties, LED lighting, mechanical ventilation with heat recovery (MVHR), ASHPs, GSHPs and solar photovoltaic (PV) panels and hot water panels. • Implementation of high-efficiency vertical transportation systems (e.g. energy efficient	• Decarbonisation of grid electricity.

Topic	Phase	Embedded Measures	Additional Measures
		lighting) and procuring appliances with a 'B' or 'C' rating. • Incorporation of active electrical vehicle charging points for all dwellings and in the other car parks for flats and non-domestic / community use. Additionally, the appropriate levels of cycle storage and parking will be provided.	
Built Heritage	Construction	• Determination of the location, extent and height of the contractors' compound / office, in consultation with contractors and built heritage consultant (via a CEMP).	• None.
	Operation	• Sensitive design of the Proposed Development, in terms of the proposed distribution of uses, location of built form and infrastructure, open space and landscape design and planting.	• None.
Landscape and Visual	Construction	• All cabins and storage mounds will be as low as possible. • The contractors' cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. • The lighting of the compound is to be low level and directional into the working area.	None.
	Operation	• The design of the Proposed Development in accordance with the Land Use, Building Heights and Green Infrastructure Parameter Plans.	• The detailed height and massing of the buildings will be informed by the landscape and visual opportunities and constraints as part of a Reserved Matters Application.

Topic	Phase	Embedded Measures	Additional Measures
		• The provision of open space and space for structure planting.	• Open space will include tree planting and will be designed to by multi-functional, linking to the wider network of green infrastructure, wherever possible. • The specification of trees and shrubs to be agreed through the Reserved Matters Application / by planning conditions. All new primary and secondary streets will be tree lined, with existing trees and woodlands retained wherever possible. • The proposed building facades will comprise of materials, finishes and hues which are evident in the local landscape and townscape (as set out in the Design and Access Statement). • The lighting of the Proposed Development is to be designed to be as low as possible, directional into the Site and shielded, with no backwards glare.

8.2 Residual Effects

8.2.1 **Table 8.2** outlines the effects on the environment which have been considered likely to occur during construction and operation of the Proposed Development and Parkland Reserve Site, once the measures outlined above have been put in place to minimise any likely adverse environmental effects.

Table 8.2: Significant Residual Effects of the Proposed Development and Parkland Reserve Site

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
Socio-Economics	Construction	Effect on construction worker expenditure	Temporary	Major beneficial
	Operation	Effect on provision of housing	Permanent	Major beneficial
		Effect on additional expenditure supported from the residents and operational workers	Permanent	Major beneficial
		Effect on the demand for educations (early years) provision	Permanent	Moderate beneficial
		Effect on the demand for SEND school	Permanent	Major beneficial
		Effect on the provision of open space and play space	Permanent	Moderate beneficial
Traffic and Transport	Construction	None	None	None
	Operation	None	None	None
Air Quality	Construction	None	None	None
	Operation	None	None	None

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
Noise and Vibration	Construction	None	None	None
	Operation	None	None	None
Agriculture and Soils	Construction	None	None	None
	Operation	None	None	None
Ecology and Biodiversity	Construction	Biodiversity Value	Temporary	Moderate adverse
		Priority habitats	Temporary	Moderate adverse
		Badgers	Temporary	Moderate adverse
		Bats	Temporary	Moderate adverse
		Breeding Birds	Temporary	Moderate adverse
		Dormice	Temporary	Moderate adverse
		Great Crested Newts / Amphibians	Temporary	Moderate adverse
		Reptiles	Temporary	Moderate adverse
		Riparian Wildlife	Temporary	Moderate adverse
	Operation	Biodiversity Value	Permanent	Moderate beneficial
		Priority habitats	Permanent	Moderate beneficial
		Bats	Permanent	Moderate beneficial
		Breeding Birds	Permanent	Moderate beneficial
Climate Change Mitigation and Adaptation	Construction	None	None	None
	Operation	None	None	None
Built Heritage	Construction	None	None	None
	Operation	None	None	None

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
Landscape and Visual	Construction	Effect on landscape character	Temporary	Moderate-minor adverse to moderate-major adverse
		Effect on natural landscape receptors	Temporary	Moderate-minor adverse to moderate adverse
		Effect on cultural / social landscape receptors	Temporary	Major adverse
		Effect on perceptual and aesthetic landscape receptors	Temporary	Major adverse
		Effect on landscape character receptors	Temporary	Moderate to major adverse
		Effect on views for residential receptors	Temporary	Minor adverse to major adverse
		Effect on views for transient from transport corridors	Temporary	Neutral to moderate adverse
		Effect on views for transient from public rights of way	Temporary	Neutral to major adverse
		Effect on views for receptors using visitor attractions and areas of open space	Temporary	Minor adverse-negligible to moderate-minor adverse
	Operation	Effect on landscape character	Permanent	Moderate-minor adverse to moderate adverse

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
		Effect on natural landscape receptors	Permanent	Minor adverse to moderate-minor beneficial
		Effect on cultural / social landscape receptors	Permanent	Moderate adverse
		Effect on perceptual and aesthetic landscape receptors	Permanent	Moderate-minor adverse
		Effect on landscape character receptors	Permanent	Moderate-minor adverse to moderate adverse
		Effect on views for residential receptors	Permanent	Negligible to moderate adverse
		Effect on views for transient from public rights of way	Permanent	Neutral to moderate adverse

8.3 Other ways to read this Non-Technical Summary

8.3.1 The ES is available for viewing on the MSDC planning portal, accessible at: Simple Search (midsussex.gov.uk).

8.3.2 Theis ES is also available for viewing by public during normal office hours at MSDC, Planning Department, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS.

8.3.3 Copies of the NTS, the full ES and other associated documents are available (subject to availability) to purchase as either hard or digital copies from Temple Group Ltd, The Clove Building, 4 Maguire Street, London, SE1 2NQ. Further details, including pricing, are available on request.

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