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# Ansty Garden Community

## Environmental Statement

### Volume 2

November 2023



# CHAPTER 15: RESIDUAL EFFECTS AND CONCLUSIONS

## 15 Residual Effects and Conclusions

### 15.1 Introduction

15.1.1 This chapter provides a summary of the mitigation identified by the environmental assessments in the ES along with a summary of the residual effects following the implementation of the mitigation measures. Full details of the assessment can be found in the respective ES chapters.

### 15.2 Summary of Mitigation Measures

15.2.1 Paragraph 18 (c) of the EIA Regulations requires an ES to include:

*“a description of the measures envisaged to prevent, reduce and where possible offset any significance adverse effects on the environment.”*

15.2.2 The mitigation, monitoring and enhancement measures included in this ES fall into one of two categories:

- Embedded mitigation: this includes committed measures incorporated into the design which make up the Proposed Development and Parkland Reserve Site; and
- Additional mitigation: further mitigation beyond that included in the embedded mitigation which seeks to further prevent, reduce and where possible offset anticipated adverse significant effects.

15.2.3 **Table 15.1** outlines a topic-by-topic summary of the key issues addressed by the ES and the key mitigation measures identified for both the Proposed Development and Parkland Reserve Site. The mitigation measures are separated into the above listed categories. The Applicant anticipates that, where appropriate, Mid Sussex District Council (MSDC) will seek to ensure the effective delivery of these mitigation measures, via legal agreement, obligation or conditions attached to any planning permission.

**Table 15.1: Summary of Embedded and Additional Mitigation Measures**

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
Socio-Economics	<p><b><u>Construction:</u></b></p> <ul style="list-style-type: none"> <li>• Effect on construction worker expenditure.</li> </ul> <p><b><u>Operation:</u></b></p> <ul style="list-style-type: none"> <li>• Effect on local job creation and skills.</li> <li>• Effect on the provision of housing.</li> <li>• Effect on additional expenditure supported by residents and operational workers.</li> <li>• Effect on crime and community safety.</li> <li>• Effect on demand for healthcare.</li> <li>• Effect on demand for educational facilities.</li> <li>• Effect on provision of community facilities.</li> <li>• Effect on provision of open space and play space.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Up to 30 % affordable housing of different sizes and tenures.</li> <li>• A new local centre including a convenience store, community space, a health hub and commercial workspace.</li> <li>• Approximately 28 hectares (ha) of publicly accessible open space and green space across a range of types, in addition to the Parkland Reserve Site.</li> <li>• Design features such as secure parking, adequate lighting in communal areas and well-planned streets and open spaces that facilitate natural surveillance and safety.</li> <li>• 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.</li> <li>• Provision of education facilities including a nursery (early years), new primary school and a special educational needs and disabilities (SEND) school.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>Financial contribution towards secondary schools.</li> </ul>
Traffic and Transport	<p><b>Construction:</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b>Operational:</b></p> <ul style="list-style-type: none"> <li>Effect on severance.</li> <li>Effect on pedestrian delay.</li> <li>Effect on pedestrian amenity.</li> <li>Effect on driver delay.</li> <li>Effect on accidents and safety.</li> <li>Effect on fear and intimidation.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>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 appropriate route for construction vehicles that avoids any potential receptors such as dwellings, schools or other urban facilities.</li> <li>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.</li> <li>Construction Traffic Management Plan (CTMP).</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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 public throughout the operational phase of the Proposed Development.</li> <li>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.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		<p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<ul style="list-style-type: none"> <li>• Highways works associated with the Proposed Development, to provide adequate capacity to accommodate the movements associated with the Proposed Development.</li> <li>• Public transport – bus stop infrastructure to serve diverted or expanded bus services, increasing the accessibility to public transport across the local area.</li> <li>• On and off-site improvements to PRowS.</li> <li>• 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.</li> <li>• Off-Site improvements to the highway network – As part of the access and 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.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• Framework Travel Plan.</li> </ul>
Air Quality	<p><b><u>Construction:</u></b></p> <ul style="list-style-type: none"> <li>• Effect from fugitive dust and emissions in connection with demolition, earthworks, construction and trackout on human and ecological receptors.</li> <li>• Effect from emissions from plant and vehicles associated with construction activities on human health.</li> </ul> <p><b><u>Operational:</u></b></p> <ul style="list-style-type: none"> <li>• Effect from emissions from vehicles associated with operation of the Proposed Development on human health.</li> <li>• Effect from future operation of Cuckfield Sewage Treatment Works on future Site users.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Construction Environmental Management Plan (CEMP).</li> <li>• Construction Logistics Plan (CLP).</li> <li>• Dust Management Plan (DMP).</li> <li>• Best practice measures.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>• Air Source Heat Pumps (ASHPs) and Ground Source Heat Pumps (GSHPs) to meet the Proposed Development’s heating, cooling and hot water demands.</li> <li>• 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.</li> <li>• 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 may assist in preventing</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<p>trips being made by fossil fuel powered vehicles.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<ul style="list-style-type: none"> <li>The Proposed Development masterplan was informed by the results of odour assessment work.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
Noise and Vibration	<p><b>Construction:</b></p> <ul style="list-style-type: none"> <li>Effect of construction noise.</li> <li>Effect of construction vibration.</li> <li>Effect of construction traffic noise.</li> </ul> <p><b>Operational:</b></p> <ul style="list-style-type: none"> <li>Effect of operational mechanical plant noise.</li> <li>Effect of operational traffic noise.</li> <li>Effect of noise from Cuckfield Sewage Treatment Works.</li> <li>Effect of sports pitch noise.</li> <li>Effect of school playground noise.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>Best Practicable Means (BPM).</li> <li>Installation of hoarding.</li> <li>Limited working hours.</li> <li>CEMP.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>Plant noise limits.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>Plant items should be located as far as possible away from or not overlooking any residential premises.</li> <li>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.</li> <li>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.</li> <li>Internal noise levels will be controlled to BS 8233, WHO and ADO guideline levels through a combination of layout (screening), specified double glazing and</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<p>alternate means to open windows for background ventilation at the most exposed facades.</p> <ul style="list-style-type: none"> <li>• Where possible, plant will be located away from noise sensitive residential dwellings or amenity areas and regular maintenance will be undertaken on all mechanical plant to ensure the units are operating efficiently and not generating undue noise.</li> <li>• 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.</li> <li>• 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</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			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	<p><b><u>Construction:</u></b></p> <ul style="list-style-type: none"> <li>Effect on agricultural land of Best Most Versatile (BMV) quality.</li> <li>Effect on soils.</li> <li>Effect on farm businesses.</li> </ul> <p><b><u>Operational:</u></b></p> <ul style="list-style-type: none"> <li>Effect on adjacent farm businesses.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>None.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>Soil Management Plan.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>Designed with open space around the outer edges which will provide opportunities for recreational use.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
Ecology and Biodiversity	<p><b><u>Construction:</u></b></p> <ul style="list-style-type: none"> <li>Effect on designated sites.</li> <li>Effect on biodiversity value.</li> <li>Effect on priority habitats.</li> <li>Effect on badgers.</li> <li>Effect on bats.</li> <li>Effect on breeding birds.</li> <li>Effect on common dormice.</li> <li>Effect on great crested newts and other amphibians.</li> <li>Effect on reptiles.</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>Best practice measures / good construction practices.</li> <li>The Proposed Development has been designed to avoid habitat losses, where possible.</li> <li>CEMP.</li> <li>A buffer zone of at least 20 m from ancient woodland and 15 m from priority habitat woodland will be established between the Proposed</li> </ul>	<p><b><u>Embedded:</u></b></p> <ul style="list-style-type: none"> <li>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.</li> <li>For priority habitats – all ancient woodland will be fenced off from the public.</li> <li>For badgers – roads within the proposed Development will be limited 20 mph where possible. Additionally, the woodland in which the setts are located</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> <li>• Effect on riparian wildlife.</li> <li>• Effect on other notable species.</li> <li>• Effect on invasive non-native species.</li> </ul> <p><b>Operational:</b></p> <ul style="list-style-type: none"> <li>• Effect on designated sites.</li> <li>• Effect on biodiversity value.</li> <li>• Effect on priority habitats.</li> <li>• Effect on badgers.</li> <li>• Effect on bats.</li> <li>• Effect on breeding birds.</li> <li>• Effect on common dormice.</li> <li>• Effect on great crested newts and other amphibians.</li> <li>• Effect on reptiles.</li> <li>• Effect on riparian wildlife.</li> <li>• Effect on other notable species.</li> <li>• Effect on invasive non-native species.</li> </ul>	<ul style="list-style-type: none"> <li>• Development and woodland habitat boundaries.</li> <li>• Erection of heras fencing.</li> <li>• Landscape and Ecology Management Plan.</li> <li>• To avoid direct impacts on existing known badger setts, ensure a minimum 30 m exclusion zone for all earthworks machinery and personnel.</li> <li>• Construction Site safeguarding measures to prevent harm to badgers.</li> <li>• 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.</li> <li>• For bats – precautionary felling techniques or a European Protected Species (EPS) licence.</li> <li>• For bats – incorporation of a sensitive lighting plan.</li> <li>• For breeding birds – vegetation removal outside of the breeding bird season.</li> </ul>	<p>will be fenced off to exclude the public and where possible, dogs.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• For hazel dormice, thorny planting will be incorporated into the Site, to reduce the effects of potential predation by domestic cats.</li> <li>• For great crested newt and other amphibians, habitats created for them will be managed in perpetuity, as set out within the LEMP.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		<ul style="list-style-type: none"> <li>• For hazel dormice – an EPS licences for the removal of habitat.</li> <li>• 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.</li> <li>• For great crested newts and other amphibians – an EPS licence (from Natural England or the NatureSpace Partnership).</li> <li>• 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.</li> <li>• For riparian wildlife – measures under a CEMP, including fun-off and sediment traps.</li> <li>• For invasive non-native species – all specimens must be removed</li> </ul>	<ul style="list-style-type: none"> <li>• For reptiles – management of all grassland habitat will be set out within the LEMP.</li> <li>• 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.</li> <li>• For invasive non-native species – adoption of native planting schemes. Seed mixes and tree / shrub planting schemes will be detailed within a LEMP.</li> <li>• 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.</li> </ul> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• For designated sites – financial contributions will be given to the respective authorities to contribute towards future management.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
		<p>from the Site and disposed of, following strict invasive species protocol.</p> <p><b><u>Additional:</u></b></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>	<ul style="list-style-type: none"> <li>• For biodiversity value – the proposed biodiversity enhancements at the Site and the Parkland Reserve Site will be subject to ongoing monitoring and maintenance to ensure that target habitat conditions are met.</li> <li>• 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.</li> <li>• 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.</li> <li>• For breeding birds – provision of nest boxes and pockets, and planting of native trees and shrubs.</li> <li>• 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.</li> <li>• For great crested newts and other amphibians – the restoration and</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			enhancement of some of the ponds at the Site. <ul style="list-style-type: none"> <li>• For reptiles – the rewilding management strategy proposed for the Parkland Reserve Site.</li> <li>• For riparian wildlife – a monitoring programme will be put in place, specifically to monitor the ecological conditions of the Copyhold Stream.</li> </ul>
Climate Change Mitigation and Adaptation	<p><b>Construction:</b></p> <ul style="list-style-type: none"> <li>• Effects of building materials, construction water, construction traffic emissions and construction plant emissions on the global climate.</li> </ul> <p><b>Operation:</b></p> <ul style="list-style-type: none"> <li>• Effect of regulated / unregulated energy use, operational transport emissions and other emissions (from repair and refurbishment) on the global climate.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• CEMP.</li> <li>• Site Waste Management Plan (SWMP).</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>• Use of lower embedded carbon materials, fuel efficient vehicles and locally sourced products.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Implementation of high-efficiency vertical transportation systems (e.g. energy efficient lighting) and procuring appliances with a ‘B’ or ‘C’ rating.</li> <li>• 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.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
			<p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>Decarbonisation of grid electricity.</li> </ul>
Built Heritage	<p><b>Construction:</b></p> <ul style="list-style-type: none"> <li>Effect on the significance or setting of listed buildings.</li> </ul> <p><b>Operation:</b></p> <ul style="list-style-type: none"> <li>Effect on the significance or setting of listed buildings</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>Determination of the location, extent and height of the contractors' compound / office, in consultation with the contractors and built heritage consultant (via a CEMP).</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>
Landscape and Visual Impact	<p><b>Construction:</b></p> <ul style="list-style-type: none"> <li>Effect from the erection of Site security hoarding or fencing, together with protective fencing to the existing trees and planting areas to be retained; creation of a haul route, which will also form the proposed access roads; setting up of the contractors' compound; removal of existing vegetation; and stripping of grass and topsoil.</li> </ul> <p><b>Operation:</b></p>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>All cabins and storage mounds will be as low as possible.</li> <li>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.</li> <li>The lighting of the compound is to be low level and directional into the working area.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>None.</li> </ul>	<p><b>Embedded:</b></p> <ul style="list-style-type: none"> <li>The design of the Proposed Development in accordance with the Land Use, Building Heights and Green Infrastructure Parameter Plans.</li> <li>The provision of open space and space for structure planting.</li> </ul> <p><b>Additional:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>

Topic	Effect	Measures	
		To Reduce Effects During Construction	To Reduce Effects During Operation
	<ul style="list-style-type: none"> <li>Effect from the location, scale, height, mass and design of the buildings in terms of elevation treatment; access arrangements and traffic movements; lighting; car parking; visible plumes from chimneys; signage and boundary treatments; and operational landscape.</li> </ul>		<ul style="list-style-type: none"> <li>Open space will include tree planting and will be designed to by multi-functional, linking to the wider network of green infrastructure, wherever possible.</li> <li>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.</li> <li>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).</li> <li>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.</li> </ul>

### 15.3 Significant Residual Effects

- 15.3.1 The significant residual effects of the Proposed Development and Parkland Reserve Site following implementation of both embedded and additional mitigation measures have been assessed. Although each technical chapter (**Chapters 6 to 13** and **Volume 3: Landscape and Visual Impact Assessment (LVIA)**) contains detailed consideration of residual effects, **Table 15.2** summarises these. It is assumed for the purposes of this EIA that any effects categorised as moderate or major will be considered a significant effect unless otherwise stated. The significance criteria are set within relevant technical chapters, where a different approach has been followed.
- 15.3.2 It should be noted that where 'none' is stated in **Table 15.2**, this does not necessarily mean that effects will not occur, as **Table 15.2** only presents 'significant' effects. Effects that are 'not significant' are presented within each topic chapter (**Chapters 6 to 13** and **Volume 3: LVIA**).

**Table 15.2: Summary of Significant Residual Effects**

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
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	Effect on biodiversity value	Temporary	Moderate adverse
		Effect on priority habitats	Temporary	Moderate adverse
		Effect on badgers	Temporary	Moderate adverse
		Effect on bats	Temporary	Moderate adverse
		Effect on breeding birds	Temporary	Moderate adverse

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
		Effect on dormice	Temporary	Moderate adverse
		Effect on Great Crested Newts / amphibians	Temporary	Moderate adverse
		Effect on reptiles	Temporary	Moderate adverse
		Effect on riparian wildlife	Temporary	Moderate adverse
	Operation	Effect on biodiversity value	Permanent	Moderate beneficial
		Effect on priority habitats	Permanent	Moderate beneficial
		Effect on bats	Permanent	Moderate beneficial
		Effect on 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
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

EIA Topic	Stage of Development	Residual Effects	Duration of Effect	Significance of Residual Effect
		Effect on views for residential receptors	Temporary	Minor adverse to major adverse
		Effect on views for transient from transport corridors receptors	Temporary	Neutral to moderate adverse
		Effect on views for transient from public rights of way receptors	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
		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 receptors	Permanent	Neutral to moderate adverse		

## 15.4 Conclusions

- 15.4.1 The Site is approximately 98.75 hectares (ha) in size and is located at the land east of Ansty in Haywards Heath. The Site is bounded 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.
- 15.4.2 The Applicant seeks permission for the following Proposed Development:  
*'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.'*
- 15.4.3 The Applicant also seeks permission for the land to the north of Ansty, for the Parkland Reserve Site (which is approximately 103 ha in size):  
*'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.'*
- 15.4.4 The construction works are anticipated to begin in Q3 2025 and complete in Q1, 2032. The Proposed Development will be completed and fully operational / occupied shortly thereafter.
- 15.4.5 The environmental effects of the Proposed Development and Parkland Reserve Site during both construction and operation have been assessed, and appropriate mitigation has been recommended.
- 15.4.6 The significant adverse residual effects anticipated during construction comprise:
- Effects on Landscape and Visual:
    - Effect on landscape character (moderate-minor adverse to moderate-major adverse).
    - Effect on natural landscape receptors (moderate-minor adverse to moderate adverse).

- Effect on cultural / social landscape receptors (major adverse).
- Effect on perceptual and aesthetic landscape receptors (major adverse).
- Effect on landscape character receptors (moderate to major adverse).
- Effect on views for residential receptors (minor adverse to major adverse).
- Effect on views for transient from transport corridors receptors (neutral to moderate adverse).
- Effect on views for transient from public rights of way receptors (neutral to major adverse).
- Effect on views for receptors using visitor attractions and areas of open space (minor adverse-negligible to moderate-minor adverse).
- Effects on Ecology and Biodiversity:
  - Effect on biodiversity value (moderate adverse).
  - Effect on priority habitat woodland and hedgerows (moderate adverse).
  - Effect on badgers (moderate adverse).
  - Effect on bat roost features (moderate adverse).
  - Effect on suitable skylark breeding habitat (moderate adverse).
  - Effect on common dormice (moderate adverse).
  - Effect on great crested newts and other amphibians (moderate adverse / minor adverse).
  - Effect on riparian wildlife (moderate adverse).

15.4.7 With regards to the adverse effects on Landscape and Visual during construction of the Proposed Development, these will be temporary in nature as they are limited to the construction period only.

15.4.8 With regard to the adverse effects upon Ecology and Biodiversity during the construction of the Proposed Development and Parkland Reserve Site, these effects will be temporary and enhancement and compensation measures will be implemented, appropriate EPS licences (where required) will be obtained and the CEMP will be effectively implemented so as reduce any potential effects as much as possible.

15.4.9 The significant adverse residual effects anticipated during operation comprise:

- Effects on Landscape and Visual:

- Effect on landscape character (moderate-minor adverse to moderate adverse).
- Effect on natural landscape receptors (minor adverse to moderate-minor beneficial).
- Effect on cultural / social landscape receptors (moderate adverse).
- Effect on perceptual and aesthetic landscape receptors (moderate-minor adverse).
- Effect on landscape character receptors (moderate-minor adverse to moderate adverse).
- Effect on views for residential receptors (negligible to moderate adverse).
- Effect on views for transient from public rights of way receptors (neutral to moderate adverse).

15.4.10 The significant beneficial residual effects anticipated during operation comprise:

- Effects on Socio-Economics:
  - Effect on provision of housing (major beneficial).
  - Effect on additional expenditure supported from the residents and operational workers (major beneficial).
  - Effect on the demand for educations (early years) provision (moderate beneficial).
  - Effect on the demand for SEND school (major beneficial).
  - Effect on the provision of open space and play space (moderate beneficial).
- Effects on Ecology and Biodiversity:
  - Effect on biodiversity value (moderate beneficial).
  - Effect on priority habitats (moderate beneficial).
  - Effect on bats (moderate beneficial).
  - Effect on breeding birds (moderate beneficial).

15.4.11 There is potential for interactive effects between different assessment topics as follows:

- Irritation, as a result of construction noise and vibration combined with construction dust will affect nearby residential receptors.

- Potential harm to nearby ecological receptors due to construction dust and emissions.

15.4.12 There will also be some significant cumulative effects when considering the Proposed Development and Parkland Reserve Site with surrounding committed developments, as summarised below.

15.4.13 Significant beneficial cumulative effects will result from an increase in construction employment and spending within the local economy, as well as an increase in additional spending within the local economy once the Proposed Development and Parkland Reserve Site are operational.

15.4.14 Additionally, significant beneficial cumulative effects will result from the proposed introduced education facilities which can provide benefit to both the introduced population and the existing population.

15.4.15 Significant adverse cumulative effects are anticipated as a result of the loss of best and most versatile (BMV) agricultural land.

