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**Ansty Garden Community**

**Environmental Statement**

November 2023



# ENVIRONMENTAL STATEMENT

## VOLUME 2: MAIN TEXT

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# Ansty Garden Community

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## CHAPTER 1: INTRODUCTION

# 1 Introduction

## 1.1 Background to the Proposed Development

1.1.1 This Environmental Statement (ES) has been prepared by Temple Group Ltd (“Temple”) on behalf of Fairfax Properties Ltd (“the Applicant”) and accompanies an outline planning application for land to the east of Ansty (the “Site”), to provide a residential-led, mixed-use development (the “Proposed Development”).

1.1.2 The Site covers an area of 98.75 hectares (ha). The determining authority for the Ansty Garden Community planning application is Mid Sussex District Council (MSDC) and the Site is centred on Ordnance Survey (OS) National Grid Reference (NGR) TQ 29516, 24015. The Site boundary is shown in **Figure 1.1**.

1.1.3 The outline planning application comprises the construction of a residential-led, mixed-use development, providing:

- Up to 1,450 new residential dwellings (including up to 90 retirement living / care home units);
- Approximately 25,000 square metres (m<sup>2</sup>) of primary school area (including a nursery);
- Approximately 20,000 m<sup>2</sup> of special educational needs and disabilities (SEND) school area; and
- Approximately 11,000 m<sup>2</sup> of mixed local centres uses, which could comprise space for a health hub / medical centre (Use Class E floorspace);
- New public open space, retained woodland (including ancient woodland), allotments and play space;
- Sporting provision;
- Car and cycle parking;
- Pedestrian, car and cycle access and circulation; and
- Associated infrastructure works.

1.1.4 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.

## 1.2 Background to Beechy Bottom Parkland Reserve

- 1.2.1 It should be noted that in addition to the outline planning application for the Proposed Development, a separate outline planning application for land to the north of Ansty; the 'Beechy Bottom Parkland Reserve' (the "Parkland Reserve Site") is being submitted in parallel. This planning application will comprise the 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; and sports pitches at Beech Farm Field to remain in sports use. It is the intention for the Parkland Reserve Site to deliver off-site Biodiversity Net Gain (BNG) provision for the Ansty Garden Community planning application; as such, these applications are inter-linked and one would not come forward without the other.
- 1.2.2 In view of the above, this Environmental Impact Assessment (EIA) has considered both applications.
- 1.2.3 The Parkland Reserve Site covers an area of 103 ha and is centred on OS NGR TQ 29406, 24931. The Parkland Reserve Site boundary is shown in **Figure 1.1**.
- 1.2.4 The Parkland Reserve Site is bounded by Staplefield Road to the north, with farmland and Cuckfield Golf Centre further beyond; the town of Cuckfield to the east; farmland to the south, with the village of Ansty further beyond; and farmland to the west.

## 1.3 Requirement for Environmental Impact Assessment

- 1.3.1 The EIA process is the mechanism by which the likely significant effects of a Proposed Development on the environment will be assessed.
- 1.3.2 The purpose of the EIA is to establish the nature of the Proposed Development and the environment in which it is likely to take place, during construction and operational phases, so as to identify its likely significant environmental effects both on its own and in combination with other relevant committed developments. The assessment compares the existing situation prior to the start of work (baseline) with the situation during the development phases (construction and operation). It identifies likely effects and the residual effects once mitigated, as well as the cumulative effects.
- 1.3.3 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), SI 2017/571 (the "EIA Regulations"), require that any proposed development falling within the description of a 'Schedule 2 development' (as defined within the EIA Regulations), will be subject to an EIA

when such development exceeds thresholds and is likely to have significant effects on the environment by virtue of such factors as its nature, size or location (Regulation 2 (1)).

1.3.4 The Proposed Development falls within a description of development listed within Schedule 2 of the EIA Regulations: 10b Urban Development Projects. The thresholds for developments under 10b are:

- the development includes more than 1 hectare of urban development which is not dwellinghouse development; or
- the development includes more than 150 dwellings; or
- the overall area of the development exceeds 5 ha.

1.3.5 Given that the scale of the Proposed Development and the Parkland Reserve Site exceeds the thresholds set out in Schedule 2 of the EIA Regulations: 10b Urban Development Projects (i.e. the Proposed Development will provide more than 150 dwellings and will be over 5 hectares in size, and the Parkland Reserve Site will be over 5 hectares in size), it is anticipated that there is the potential for significant environmental effects to arise. Therefore, the Applicant has volunteered to produce an ES which will accompany the planning applications and communicate the findings of the EIA.

1.3.6 Schedule 4 of the EIA Regulations specifies the information required for inclusion in an ES. **Table 1.1** shows the location of information within the ES.

**Table 1.1: Location of Information within the ES**

Specified information		Location within the ES
1	Description of the development, including in particular:	See below
(a)	A description of the location of the development.	Volume 2, Chapter 2: The Site
(b)	A description of the physical characteristics of the whole development, including where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases.	Volume 2, Chapter 2: The Site, Chapter 5: The Proposed Development and Construction Overview.
(c)	A description of the main characteristics of the operational phase of the development (in particular any production processes), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity used).	Volume 2, Chapter 5: The Proposed Development and Construction Overview.

Specified information		Location within the ES
(d)	An estimate, by type and quantity of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	All Volume 2 technical chapters: Chapter 6: Socio-Economics; Chapter 7: Traffic and Transport; Chapter 8: Air Quality; Chapter 9: Noise and Vibration; Chapter 10: Agriculture and Soils; Chapter 11: Ecology; Chapter 12: Climate Change Mitigation and Adaptation; Chapter 13: Built Heritage; and ES Volume 3: Landscape and Visual Impact Assessment (LVIA).
2	A description of the reasonable alternatives (for example in terms of development design, technology, location, size, and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	Volume 2, Chapter 4: Alternatives Considered and Design Evolution.
3	A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Volume 2, Chapter 4: Alternatives Considered and Design Evolution, Volume 2 technical chapters (where relevant).
4	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Volume 2, technical chapters; Volume 3: LVIA.

Specified information		Location within the ES
5	A description of the likely significant effects of the development on the environment	See below
(a)	The construction and existence of the development, including, where relevant, demolition works;	Volume 2, technical chapters; Volume 3: LVIA.
(b)	The use of natural resources, in particular land, soil, water, and biodiversity, considering as far as possible the sustainable availability of these resources;	Volume 2, technical chapters; Volume 3: LVIA.
(c)	The emissions of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;	Volume 2, specifically Chapter 7: Traffic and Transport; Chapter 8: Air Quality; Chapter 9: Noise and Vibration
(d)	The risks to human health, cultural heritage, or the environment (for example due to accidents or disasters);	Volume 2, technical chapters; Volume 3: LVIA.
(e)	The cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	Volume 2, technical chapters; Volume 3: LVIA.
(f)	The impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;	Volume 2, Chapter 3: EIA Methodology; Chapter 12: Climate Change Mitigation and Adaption
(g)	The technologies and the substances used.	Volume 2, technical chapters; Volume 3: LVIA.
5 cont.	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established	As above.

Specified information		Location within the ES
	under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b).	
6	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Chapter 3: EIA Methodology; Volume 2, technical chapters; Volume 3: LVIA.
7	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Volume 2, technical chapters; Volume 3: LVIA; Chapter 15: Residual Effects and Conclusions.
8	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18©(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Volume 2, Chapter 3: EIA Methodology; Chapter 12: Climate Change Mitigation and Adaption.

Specified information		Location within the ES
9	A non-technical summary of the information provided under paragraphs 1 to 8.	Volume 1, Non-Technical Summary (NTS).
10	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	Volume 2, Chapter 1: Introduction, technical chapters (where relevant).

## 1.4 The Project Team

1.4.1 Details of the project team are set out in **Table 1.2** below.

**Table 1.2: Proposed Project Team**

Project Role	Organisation
Applicant	Fairfax Acquisitions Ltd
Architect	Fabrik
Town Planning Consultant	Savills
Landscape Architect	Fabrik and Davies Landscape Architects (DLA)
EIA coordination, Noise and Vibration, Air Quality and Climate Change Consultant	Temple
Socio-Economics Consultant	Volterra
Transport Consultant	Ardent
Agriculture and Soils Consultant	Kernon Countryside Consultants Ltd
Ecology Consultant	Ecology Co-Op
Built Heritage Consultant	Turley
Landscape and Visual Impact Assessment Consultant	Fabrik
Health Impact Assessment Consultant	Savills
Flooding and Drainage Consultant	Yellow Sub Geo
Heritage Consultant	Turley
Arboriculture Consultant	Arbortrack
Energy and Sustainability Consultant	NRG Consulting
Communication and Engagement Consultant	Cavendish (formerly BECG)

## 1.5 Statement of Professional Competence

1.5.1 The EIA Regulations 2017, state in Regulation 18 (5):

*"In order to ensure the completeness and quality of the environmental statement –*

*a) The developer must ensure that the environmental statement is prepared by competent experts; and*

*b) The environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.”.*

1.5.2 In accordance with Regulation 18(5) (a & b), it is confirmed that the EIA has been undertaken by, and the ES has been prepared by, competent experts from the organisations listed in **Table 1.3**. A statement of competence for the EIA Coordinators and contributors is provided below.

## Temple

1.5.3 Temple is one of the UK’s leading independent infrastructure and property consultancies, specialising in environment, planning and sustainability. An Institute of Environmental Management and Assessment (IEMA) EIA Quality Mark member and recognised provider of EIA services on some of the UK’s most high-profile development schemes, Temple was responsible for the coordination and management of the EIA and the preparation of the ES. The Temple team was led by James Sanders, Project Director and Tsz Kan Woo, Project Manager. More information is presented in **Table 1.3** below.

1.5.4 Each of the technical assessments (**Chapters 6 to 12** and **Volume 3: Landscape and Visual Impact Assessment (LVIA)**) were provided by experts in their fields and reviewed by Temple. Statements of competence for the technical assessors are provided below.

**Table 1.3: Competence of Technical Leads by ES Topic Scoped In**

ES Topic	Technical Lead, Company	Statement of Competence
Coordination Volume 1 NTS, Volume 2 Introductory and Summary Chapters (Chapters 1 to 5, 14 and 15).	James Sanders (Project Director), Temple  Tsz Kan Woo (Project Manager), Temple	James has a BA (Hons), MSc in Environmental Design and Engineering, is a practitioner member of IEMA, and a Chartered Town Planner. James has over 18 years’ industry experience.  Tsz Kan is a Principal Consultant with Temple and has over 10 years’ consulting experience. Tsz Kan is an Associate member of IEMA and has experience of project managing property EIAs on urban and greenfield sites.
Socio- Economics	Ellie Evans, Volterra	Ellie Evans – BA Mathematics and Economics, is a Senior Partner at Volterra with 20 years’ experience managing, coordinating and directing socio-economic ES chapters, including for some of the most complex and largest urban regeneration schemes in



ES Topic	Technical Lead, Company	Statement of Competence
	Jamie Symington, Ardent	Jamie Symington is a Senior Transport Planner with 6 years of experience in all aspects of Transport Planning, key involvement in a multitude of projects from their earliest exploratory stages, through to pre-application, planning submission and follow-up responses. Jamie has a BSc Degree in Biology.
Air Quality and Odour	Xiangyu Sheng, Temple  Daniel Mullick, Temple	Xiangyu is a leading expert in Air Quality and Climate Change with over 25 years' experience and has been a technical lead for numerous high-profile projects. She holds the following qualifications and memberships: FRMetS, CEng, CPhys, CEnv, CSci, MInstP, MIEnvSc, MIAQM, MPhil, PhD Environmental Sciences, MSc, BEng, BSc.  Daniel is a Principal Air Quality Consultant with over 10 years' experience in environmental consultancy, including air quality modelling, monitoring, assessment and evaluation. He holds a BSc (Hons) in Environmental Sciences and is a Full Member of the IAQM.
Noise and Vibration	John Fisk, Temple  Richard Budesha, Temple	John is a Director at Temple and has over 16 years' experience in acoustics consultancy. He is a Member of the Institute of Acoustics (MIOA) and has an MSc in Acoustics from the University of Surrey.  Richard is a Senior Consultant at Temple with 5 years' experience in acoustic consultancy. He is a Member of the Institute of Acoustics (MIOA) and has the IOA postgraduate Diploma in Acoustics and Noise Control.
Agriculture and Soils	Tony Kernon, Kernon Countryside Consultants Ltd	Tony has a BSc (Hons) in Rural Land Management and is a rural Chartered Surveyor and a Fellow of the British Institute of Agricultural Consultants.

ES Topic	Technical Lead, Company	Statement of Competence
		Tony has over 35 years' experience in assessing the effects of development proposals on agricultural land and resources, including many EIA and NSIP projects.
Ecology	Paul Whitby, Ecology Co-Op	Paul is the Managing Director and a Principal Consultant at Ecology Co-Op. He has a BSc (Hons) in Environment, Economics and Ecology, is a full Member of the Chartered Institute for Ecology and Environmental Management (CIEEM) and is also a Chartered Ecologist. He has over 17 years industry experience.
Climate Change Mitigation and Adaptation	Xiangyu Sheng, Temple  Hattie Robinson, Temple	Xiangyu is a leading expert in Air Quality and Climate Change with over 25 years' experience and has been a technical lead for numerous high-profile projects. She holds the following qualifications and memberships: FRMetS, CEng, CPhys, CEnv, CSci, MInstP, MIEnvSc, MIAQM, MPhil, PhD Environmental Sciences, MSc, BEng, BSc.  Hattie is a Climate Change Consultant with eight years' experience in environmental assessment, management and sustainability practices. She currently runs the delivery of climate change project across the UK, specialising in climate mitigation and adaptation. Hattie is a Practitioner member of IEMA and a full member of EnvSc.
Built Heritage	Richard Brookes, Turley	Richard is a Director at Turley and has worked in heritage planning for over 15 years, in both the public and private sectors. He has extensive knowledge and experience in this field. Leading a team in London, he provides specialist heritage advice and reporting for our clients, including contributing to EIA and as expert witness for public inquiry.

ES Topic	Technical Lead, Company	Statement of Competence
	Victoria Bellamy, Turley	<p>Richard has the following qualifications: BSc (Hons), MTP (UC), MRTPI, IHBC.</p> <p>Victoria is a Senior Consultant at Turley, with over seven years' experience working in heritage planning and has experience in preparing built heritage ES chapters. Victoria has the following qualifications: MA degree.</p>
Landscape and Visual Impact	<p>Liz Simes, Fabrik</p> <p>Sean Rushton, Fabrik</p>	<p>Liz has a BA(Hons) degree and post graduate diploma in Landscape Architecture, a post graduate diploma in Urban Design and is a Chartered Member of the Landscape Institute. She has over 20 years' experience in preparing LVIA ES chapters for a range of green field and brownfield projects.</p> <p>Sean has a BA (Hons) and Master's degree in Landscape Architecture and is a Chartered Member of the Landscape Institute. He has over 10 years' experience in landscape planning and has prepared LVIA ES chapters for a range of residential and mixed-use developments.</p>

## 1.6 Structure of the Environmental Statement

1.6.1 The ES comprises of four key volumes:

- ES Volume 1: Non-Technical Summary NTS: this document will provide a concise summary of the Proposed Development, summary of the methodology applied, alternative designs that were considered, environmental effects and mitigation measures;
- ES Volume 2: Main Text: this will contain the main body of the EIA with the proposed chapter headings as set out below;
- ES Volume 3: Landscape and Visual Impact Assessment (LVIA): the methodology and findings of the LVIA accompanied by a full set of views and verified images; and

- ES Volume 4: Technical Appendices: these will provide supplementary details of the environmental studies conducted during the EIA including relevant data tables, figures and photographs.

1.6.2 **Table 1.4** sets out the structure of the ES.

**Table 1.4: Structure of the ES**

Chapter No.	Chapter Title	Description
Volume 1	Non-Technical Summary (NTS)	This document will provide a concise summary of the proposed Development, summary of the methodology applied, alternative designs that were considered, environmental impacts and mitigation measures.
Volume 2	Main Text (this document)	
1	Introduction	Introduction to the ES, EIA Requirements, details of the project team, ES organisation and availability.
2	The Site	Description of the Site and the surrounding environs.
3	EIA Methodology	Methods used to undertake each assessment (including limitations), description of ES structure and content, generic significance criteria, scoping and consultation.
4	Alternatives Considered and Design Evolution	Description of the main alternatives and design evolution considered.
5	The Proposed Development and Construction Overview	Description of the Proposed Development and details of the construction.
6	Socio-economics	Assessment of effects on employment, housing, social infrastructure and leisure facilities.
7	Traffic and Transport	Assessment of traffic and transport effects.
8	Air Quality	Assessment of air quality effects.
9	Noise and Vibration	Assessment of noise and vibration effects.
10	Agriculture and Soils	Assessment of effects on agriculture and soils.
11	Ecology and Biodiversity	Assessment of effects on ecological receptors.

Chapter No.	Chapter Title	Description
12	Climate Change Mitigation and Adaptation	Assessment of effects on global climate change mitigation and adaptation.
13	Built Heritage	Assessment of effects on built heritage assets.
14	Effect interactions	Assessment of potential for intra project (combined effects of individual topic impacts on a particular sensitive receptor) and inter project (combined effects of several development schemes – in conjunction with the Proposed Development – which may, on an individual basis be insignificant but, cumulatively, have a significant effect) effects.
15	Residual Effects and Conclusions	Summary of the residual effects and the conclusions of the technical chapters of the ES.
Volume 3	Landscape and Visual Impact Assessment (LVIA)	Assessment of effects on landscape and views.
Volume 4	ES Technical Appendices	Data tables, figures and photographs to support Chapters in Volume 2, including: <ul style="list-style-type: none"> <li>• Appendix A: Glossary and Abbreviations;</li> <li>• Appendix B: Other Technical Reports;</li> <li>• Appendix C: Traffic and Transport;</li> <li>• Appendix D: Air Quality;</li> <li>• Appendix E: Noise and Vibration;</li> <li>• Appendix F: Agriculture and Soils;</li> <li>• Appendix G: Ecology and Biodiversity;</li> <li>• Appendix H: Climate Change Mitigation and Adaptation; and</li> <li>• Appendix I: Built Heritage.</li> </ul>

## 1.7 Other Documents

1.7.1 A number of other documents which sit outside of the ES have been submitted alongside the Ansty Garden Community planning application, including (but not limited to) the following:

- Planning Obligations Instruction Form;
- Location Plan;
- Block / Site Plan;
- Design and Access Statement;
- Planning Statement;
- Parameter Plans;
- Flood Risk Assessment;
- Drainage Strategy;
- Heritage Statement;
- Transport Assessment;
- Road Safety Audit;
- Statement of Community Involvement;
- Energy and Sustainability Statement;
- Health Impact Assessment; and
- Arboricultural Impact Assessment.

1.7.2 Other documents which sit outside of the ES have been submitted alongside the Parkland Reserve Site planning application, including the following:

- Site Location Plan;
- Proposed Site Layout Plan;
- Planning Statement;
- Design and Access Statement;
- Technical Detail Report; and
- Ecological Impact Assessment.

## **1.8 Environmental Statement Availability**

1.8.1 The ES is available for viewing on the MSDC planning portal, accessible at: [Simple Search \(midsussex.gov.uk\)](https://www.midsussex.gov.uk).

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

1.8.3 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.

## **1.9 Alternative Formats**

- 1.9.1 The text size used in this document has been chosen to cut down on the quantity of paper required in its production. It can, however, be printed at A3, should a larger version be required.

Figure 1.1: Sites' Location Boundary



