

Savills
2 Charlotte Place
Southampton
SO14 OTB

Your ref: SNPL390521

Our ref: HP/08/17

Date: 10th September 2017

Contact: Helen Peacock

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Dear Ms Beuden

Request under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 for a Screening Opinion

I refer to the request for a Screening Opinion for the development within the western part of the strategically allocated site at Kilnwood Vale, near Horsham, West Sussex dated 10th August 2017. The development would be for 250 dwellings with associated infrastructure.

The proposed development falls within Schedule 2 class 13 (b) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017; as it includes more than 150 dwellings and the site area exceeds 5 ha.

The next consideration is therefore, whether the development is likely to have significant effects on the environment as per Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are attached to this letter for information. This assessment has drawn on the information set out in the Request for a Screening Opinion.

There are likely to be numerous effects from the proposal; such as surface water flooding, archaeology, noise pollution from traffic and an increase in traffic generation. Most of these potential impacts are unlikely to be significant and in addition the effects are likely to be reduced through implementing mitigation measures that can be imposed through the normal planning process.

The landscape impact, however, is more likely to be significant and could impact on a sensitive area; namely the High Weald Area of Outstanding Natural Beauty. At this stage it is not clear to what extent the impact can be reduced. On balance, therefore, an Environmental Impact Assessment is required which focuses on the landscape effects of the proposal and the cumulative impacts from the adjoining permitted development.

I confirm that this letter and the Schedule 3 Assessment forms Horsham District Council's formal screening opinion and will be placed on the public register.

Regards

A handwritten signature in black ink, appearing to read 'H. Peacock', written in a cursive style.

Helen Peacock
Environmental Co-ordination Manager