



**Horsham
District
Council**

serving our towns and villages

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Our Ref:	EF/Scr/1605	Your Ref:	
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If calling please ask for:	Emma Faith	Date:	27 th April 2016

Dear Sir/Madam,

RE: REQUEST UNDER REGULATION 5 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)(ENGLAND AND WALES) REGULATIONS 2011 (AS AMENDED) FOR A SCREENING OPINION

Thank you for your letter received on the 15th April 2016 requesting that the Council provide a formal Screening Opinion as to whether we consider that an Environmental Impact Assessment (EIA) would be required in support of the proposed development of approximately 11.1 hectares of land for employment use at Nowhurst Business Park.

Following a review of the information provided, the council conclude that the proposals fall under Schedule 2 of the EIA Regulations, item 10(b) *Urban Development Projects*. A Schedule 3 assessment has been undertaken and the results of this assessment are attached to this letter for information. When forming this Screening Opinion, the Council has drawn on information set out in the Screening Request and other available guidance.

On balance, it is considered that the overall scale and nature of the impacts that would arise from the scheme **do not require an EIA**, and that the environmental issues arising from the development can be dealt with as part of the usual planning application process. However this is subject to the findings of the Phase 1 Habitat Survey and Ecological Survey.

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

Yours sincerely,

Emma Faith
Senior Planning Officer
Strategic Planning, Horsham District Council



Horsham District Council Screening Assessment

HDC Reference: Scr/EF/1605

Applicant Reference:

Development Proposal: Redevelopment of the site for employment purposes (within use classes B1c, B2 and B8) consisting of up to 40,000 sqm of employment floorspace to meet current demand.

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2? (Note 'wide of scope, broad of purpose' legal judgement)	Yes – Item 10a: industrial estate development projects. The site extends to approximately 11.1ha which exceeds the threshold set under 2015 EIA Regulations. This means the proposal could constitute Schedule 2 development subject to the selection criteria as identified in Schedule 3 of the Regulations.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled monuments, AONB, SPA or SAC)	No

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

1. Characteristics of Development	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
a) Size of development (e.g. site area, scale)	The site measures approximately 11.1ha and a significant part of the existing land area is already in employment use and can be considered previously developed land. The remainder of the site is hardstanding.	Potential for significant impact due to culmination with other recent developments in the area. These impacts are considered in detail below.
b) cumulation with other development	The site is located within an established employment area to the north west of Broadbridge Heath. Any application would need to consider the cumulative impacts of development in terms of traffic and congestion in conjunction with the new land west of Horsham strategic development.	
c) the use of natural resources (e.g. land, water, materials, energy – non renewable or in short supply?)	Once operational the development will require the use of resources such as energy and water, however these should not be significant in nature and would not result in the use of resources which are considered to be in short supply. It is noted that the application will be supported by a Sustainability/ Energy Statement which should set out how the development will be in accordance with the energy hierarchy and limit water use. Impacts are not expected to be significant.	Overall low significance

d) the production of waste (demolition, construction, operation and decommissioning?)	<p>The proposal involves the expansion of an existing use which does not give rise to a significant amount of waste. A site waste management plan may be required depending on the cost of the project (it is a legal requirement of all projects worth £300,000 or more to undertake a SWMP).</p> <p>During the operational phases measures should be put in place to reduce the amount of packaging sent to landfill.</p>	Low significance
e) pollution and nuisances (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning t)	<p>The dominant noise source affecting the site is road traffic along Nowhurst Lane.</p> <p>The construction phases of development could generate noise, dust and vibration and it is not clear from the information submitted, what measures will be taken to reduce these impacts, however the impacts are not considered to be significant.</p> <p>The site has been used for employment use for a number of years, as such the risk of ground contamination and instability it considered to be low.</p>	Low significance
f) the risk of accidents, having regard in particular to substances or technologies used	The proposal is for B1c, B2 and B8 uses. From the information submitted there appear to be no hazardous substances or products which will be used or stored on the site. The development is therefore unlikely to lead to an increase in accidents.	Low to Moderate significance dependant on proposed use of units

2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
a) the existing land use	<p>The site is largely Brownfield in nature, however from the information submitted it is not known whether there are any protected species or habitats onsite.</p> <p>Given the existing employment use, the risk is considered to be low, however if after the Phase 1 Habitat Survey and Ecological survey has been undertaken, protected species are identified, the proposal will need to be re-screened for EIA compatibility.</p>	Impact Unclear – further surveys to assess the impact on protected species in surrounding habitats. Risk considered low subject to further assessment. Additional Screening may be necessary.
b) the relative abundance, quality and regenerative capacity of natural resources in the area (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)		
c) the absorption capacity of the natural environment, paying particular attention to		
i) wetlands (e.g. floodplains, impacts on drainage, aquifers)	The site is located in Flood Zone 1 which indicates a low probability (less than 0.1%) of flooding, there is however potential for the development to	Low significance

	impact local drainage patterns although it has been noted that surface water runoff will be directed towards the nearest attenuation pond. It is noted that a Flood Risk assessment and Drainage Strategy is to be submitted in support of the application.	
ii) coastal zones (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	None
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	N/A	None
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	There are no designated nature reserves or parks adjoining the site and the site is not located within an environmentally sensitive area as defined by the EIA Regulations.	No/Low significance
v) areas classified or protected under Member States' legislation; areas designated by Member states pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that could be affected?)	The application site does not constitute a 'sensitive area' as defined by the EIA Regulations. The closest SPA to the site is the Arun Valley and the nearest SAC is the Mens Woodland in Chichester District, however development in this location is not considered to adversely impact these sites. The site is also not within in a Scheduled Ancient Monument Designation	Low significance
vi) areas in which the environmental quality standards laid down in Community legislation have already been exceeded (any areas already subject to pollution or damage – include impact on any AQMAs).	There are no areas of the site where quality standards such as AQMA's have been exceeded.	No significance
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	The proposal will result in additional employment space and is unlikely to generate additional population. It should have a positive impact on the number of jobs available; however the impact is unlikely to be significant.	Low significance
viii) landscapes of historical, cultural or archaeological significance	The site is not designated as being of particular landscape importance in that it is not designated AONB or National Park. Landscape impacts are not considered to be so significant that they cannot be dealt with through the usual planning application process. A Landscape and Visual Impact Assessment and Landscape Strategy is to be submitted in support of the application The site is not within a Conservation Area nor does it contain any Listed Buildings or Ancient Structures. Whilst there are Listed Buildings along Nowhurst Lane, the impact can be considered through the usual	Low impact. Potential impact on listed buildings along Nowhurst Lane, low to be considered as part of planning application

	planning application process.	
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3. Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	Description	Significance
a) the extent of the impact (geographical area and size of the affected population)	Overall, the total area of the development is 11.1 ha of brownfield land. The population that would be impacted by the development are primarily residents located along Nowhurst Lane and potentially users of the A261. A Transport Assessment and Travel Plan is to be submitted alongside the application and should identify any necessary mitigation measures to offset these impacts .	Low to moderate significance
b) the transfrontier nature of the impact (any international impacts?)	The effects of the scheme would be local, therefore there will be no transfrontier impacts	None
c) the magnitude and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The magnitude and complexity of the impacts are likely to be minimal due to the type of development proposed. There may be some impact on protected species within the surrounding habitats and further work is necessary to ascertain the significance of this impact, however it is anticipated this could be managed through usual application process and the provision of appropriate mitigation.</p> <p>There is also likely to be some impact in terms of additional traffic generation but this would be minor as the existing wider and strategic highway network is capable of absorbing the additional traffic.</p> <p>Impacts on landscape could be managed through the provision of appropriate mitigation.</p>	Unknown impact on surrounding habitats at present and further assessment work required, however impact unlikely to be significantly complex
d) the probability of the impact (e.g. overall probability of impacts identified above)	The construction impacts such as noise are highly probable in the event that development takes place. Other impacts such as impacts on protected species or the level of traffic increase are less certain and some may be eliminated altogether with appropriate mitigation.	Low - moderate
e) the duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	Many impacts such as construction noise would be temporary. Other impacts such as the potential impacts on protected species in the surrounding habitats are unknown and will need to be investigated further.	Low - moderate

Conclusion

EIA Required?	No
Statement of reasons	The proposal development involves the redevelopment of 11.1ha of previously developed land. There is likely to be some impact on traffic, particularly along Nowhurst Lane, however the impact is not deemed to be significant and all impacts could be considered through the usual planning application process. There may be some impact on landscape and protected species within the surrounding habitats and further work is necessary, however the risk is considered to be low. Subject to the findings of the Phase 1 Habitat survey, further EIA Screening may be necessary, however if not sensitive species or habitats are found, it is considered that an EIA is not necessary .
Date	27 April 2016