

Horsham District Council Screening Assessment

HDC Reference DC/19/1707

Applicant Reference: 18-02A/Phase 3/Screening

Development Proposal: Revised layout for Phase 3 of the Abingworth Meadows development (Original application ref: DC/10/1314) to provide for 79 no. 2, 3 and 4-bed dwellings including 27 affordable dwellings and community studio workshops.

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. Exceeds threshold of Category 10(b) projects in Column 1 of Schedule 2 of the Regulations; more than 150 dwellings as per Category 10(b)(ii). This takes into account the cumulative impact in conjunction with the permitted Abingworth development site.
Is the proposed development within or adjacent to a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient 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 (direct and indirect)
a) Size and design of development (e.g. site area, scale)	The site relates to Phase 3 of the Abingworth development site located in Thakeham. This phase is the last phase and is to the south of the site, adjacent to open fields and the Abingworth Hall Hotel. The proposal is for 79 dwellings with parking and landscaping. The scheme includes a community workshop. The site area is 5.3 hectares. The overall site is 17 hectares.	Not significant and/or residual environmental impacts anticipated
b) cumulation with other existing or approved development	This proposal is part of the overall development site at Abingworth. As approved, the Abingworth site has permission for 158 dwellings (123 open market units, 16 affordable units and 20 local worker units). The Abingworth development also includes a village hall and shop / vets, a pre-school facility, community workshops/studio, sports pitches, changing rooms, a cricket pitch and pavilion, a children's play area, access roads, open space and landscaped areas. With the current proposal, the overall number of units would be increased by 54 units. This is a total of 210 units. Most of the site has now been completed.	

	<p>Phase 1 is completed with part of Phase 2 left finish. The village hall, cricket pavilion, football changing rooms, village shop and vets have also been completed. The increase in residential units would result in additional demand on infrastructure requirements. This could be mitigated against through CIL payments, appropriate conditions and contributions. The proposal would remain within the site boundaries as originally approved. In the context of the overall site the increase would not have any significant impacts.</p>	
<p>c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>The construction of the development will increase the use resources in terms of land, water and energy as would be expected for a residential development. In the context of the overall site the increase would not have any significant impacts.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>d) the production of waste (demolition, construction, operation and decommissioning?)</p>	<p>Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the development. Waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation and in line with best practice. Horsham District Council's Acorn Scheme which operates in the area has resulted in high levels of recycling, and this would help reduce overall waste production in the operational phase of the development.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>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>	<p>During the construction phase there is potential for effects to arise from building works, in terms of noise and vibration, traffic disturbance and any dust from site preparation/ground works. Any impact will be local to the site area and its immediately locality. Any impact will be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition).</p> <p>The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development are considered not to be significant for human health receptors. The proposal is also within the confines of the original consented scheme where ecological improvements have been secured.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

	<p>and use of the highways improvements once completed.</p> <p>A CEMP, to be agreed with HDC and secured through a suitable planning condition, will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The land uses proposed are not highly contaminative.</p> <p>The majority of the site is located in Flood Zone 1; low probability of river flooding. The effects in relation to surface water and hydrology will be assessed in full in supporting material submitted with the planning application. With the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects are unlikely not be significant. Surface water run-off and foul water drainage will be managed on-site during the construction and operational phases.</p>	
<p>f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge</p>	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of the development. The development would adhere to highway safety standards.</p> <p>During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination were assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>g) The risks to human health (eg due to water contamination or air pollution)</p>	<p>Any associated risks to human health arising from the proposal would be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP will be submitted in support of the planning</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

	<p>application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. The land uses proposed are not highly contaminative and it is not expected that there is a high risk.</p>	
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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
<p>a) the existing and approved land use</p> <p>b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)</p> <p>c) the absorption capacity of the natural environment, paying particular attention to</p>	<p>The larger development site subject to planning permission consisted of largely greenfield and the southern part of the site was a former Mushroom Nursery. Much of the approved dwellings have been completed and the remainder of the area is used in connection with the development.</p> <p>The original scheme included measures to improve biodiversity. Additional measures could also be secured through this proposal to increase numbers. As the proposal is within the confines of the original permission, there is no additional impacts on local ecology. The proposal does not result in an additional loss of trees. There is an appropriate buffer between the development and trees covered by a TPO adjacent the site to the west.</p> <p>Construction traffic, noise and dust effects from the development would also be likely but through the implementation of mitigation measures included within the CEMP, these are not expected to be significant.</p> <p>No additional land or important, high quality or scarce resources will be affected. Soft Sand, Building Stones Wealden Brick Clay are minerals in the locality. As the proposal is within the confines of the original permission, the scheme would not result in the loss of any additional minerals.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>The site is not with any areas of flooding. The site is within Flood Zone 1, where there is a low risk of flooding. This Phase is adjacent to a newly built attenuation pond.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>N/A</p>	<p>N/A</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>There are trees with an existing Tree Preservation Order within the part of the site which is subject to this application. It is noted that the proposed layout for the proposed dwellings ensures that there is a buffer between the development and the copse containing these trees and that this does not impinge on the Root Protection Zone agreed as part of the original consent. The applicant has stated that a full Arboricultural Report will be submitted in support of the application.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>There are no statutory designated sites of nature conservation within or adjacent to the site.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>v) European sites and other areas classified or protected under national legislation (this therefore includes areas designated pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna and SSSI's) (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?)</p>	<p>The proposal 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.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>
<p>vi) areas in which there has already been a failure to meet environmental quality standards laid down in Union legislation or in which it is considered that these is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>Residents from this development are likely to travel to Storrington or through Storrington to access facilities and services. Storrington has an existing Air Quality Management Area which has been designated due to transport related pollutants. Due to the provisions of an electric car club and contributions to the bus service, and the provision of age restrictive dwellings is likely to have a minimal impact on traffic movements as confirmed by the supporting Transport Assessment. S106 payments have already been towards the potential impact on the AQMA. Furthermore, a Low Emission Strategy was submitted as part of the original planning permission which seeks to reduce the number of trips by car.</p>	<p>Not significant and/or residual environmental impacts anticipated</p>

	An Air Quality assessment will be submitted with the application to identify any significant residual adverse environmental effects. The site layout has the capacity for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.	
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	<p>The residents along the B2139 and those in Storrington could be affected by the development, through noise during the construction phase and traffic once the development is completed.</p> <p>The applicant has stated that the supporting Transport Assessment will show that the increase in dwellings would not have a significant impact in the overall traffic flow. Additionally, traffic calming measures have been constructed and in force, as approved under the original proposal. Additional pedestrian safe routes are also being built as part of the latest planning permission (DC/16/2385) that would further enhance the development access and benefit to the immediate area and wider area like Thakeham and Abingworth.</p> <p>The proposal would result in the reduction of employment uses on site. The applicant has stated that is due to the lack of demand. This would have to be assessed as part of the full planning application in the context of current employment needs. The overall site was granted partly on the basis that £3 million pounds went towards securing the Mushroom Factory on site, to be used for improvements. These measures have been undertaken and the factory remains as a key employer in the area.</p>	Not significant and/or residual environmental impacts anticipated
viii) landscapes of historical, cultural or archaeological significance	The site is not within an AONB or National Park. The site is not in a Conservation Area. There are no Scheduled Monuments within the site or in the immediate vicinity of the site. There are no statutory designated heritage assets within or adjacent to the site. The nearest listed buildings are within Thakeham Conservation to the north of the site, separated by fields.	Not significant and/or residual environmental impacts anticipated
3. Types and 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 magnitude and spatial extent of the impact (geographical area and size of the affected population)	The impacts are confined to the site and the land immediately adjacent. Residents adjacent to the site will be affected by the development during the construction phase. Adverse effects would be temporary and minimised through the implementation of a CEMP. It is not considered that people would be significantly affected by the development once operational.	Not significant and/or residual environmental impacts anticipated
b) the nature of the impact	<p>The development has the potential to lead to impacts on landscape character, landscape resources and visual amenity. However, as the proposal is within the confines of the original permission, this impact is limited given that permission has already been granted for the development of this Phase of the site.</p> <p>There would be an increase in HGV construction traffic movements; increase in noise, particularly during site construction. This is not anticipated to be above and beyond the impact of the implementing the existing permission for this Phase.</p>	Not significant and/or residual environmental impacts anticipated
c) the transboundary nature of the impact (any international impacts?)	None	Not significant
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	There would be no large change in environmental conditions, and the effect would not be unusual for the area or particular complex. The additional dwellings proposed as part of the change of the condition are unlikely to significantly increase the effect of the original development and is reflected in the supporting technical reports. The proposed development would have a density of only 22dph, compared to 18dph for the whole Abingworth Meadows development.	
e) the probability of the impact (e.g. overall probability of impacts identified above)	Likely probability as construction is underway with the earlier phases and will continue considering the earlier planning permission for residential development.	Not significant and/or residual environmental impacts anticipated
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	Parts of the development is already established and occupied and therefore irreversible. The third Phase is also irreversible as permission has been granted for development in the area.	Not significant and/or residual environmental impacts anticipated
g) the cumulation of the impact with the impact of other existing and/or approved development	Given the constructed phases and extant permission the additional dwellings will have some impact, but in EIA terms not considered to be significant	No significance and/or residual environmental

	considering existing drainage strategies, buffer planting and enhanced landscape features. Some will be implemented during Phase 3.	impacts anticipated
h) the possibility of effectively reducing the impact	<p>During the construction phase, adverse effects would be temporary and minimised through the implementation of a CEMP and best practice measures.</p> <p>Various studies and statements will be submitted with the planning application to ensure the provision of appropriate mitigation on site. Measures to reduce the impact of the proposals on climate change will be integrated into the proposals where possible, such as through the orientation of the buildings and energy and water efficiency.</p> <p>Legal agreement and conditions would be imposed to secure the provision of this appropriate mitigation.</p>	No significance and/or residual environmental impacts anticipated

Results of any relevant EU environmental assessment that is reasonably available	None applicable	
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Conclusion

EIA Required?	No
Statement of reasons	<p>The site is not located within an area of particular environmental sensitivity. Furthermore, the proposed works would not result in unusually complex or hazardous environmental effects. Most effects of the proposed development will be of local significance only and can be addressed in supporting information to accompany a planning application. These effects are capable of being carefully considered as part of the normal planning application process. The site is also within the confines of the existing permission. The majority of the Abingworth permission has been built and the additional residential units are no considered to result in a significant environmental impact.</p> <p>During construction, the potential increases in traffic, emissions and noise will be temporary, commensurate with a typical construction site. Construction phase effects would be mitigated through the implementation of standard mitigation measures through a CEMP and best practice.</p> <p>It is therefore considered that, whilst the development is Schedule 2 development, it has been demonstrated that the proposed development will be unlikely to cause significant environment effects, and in this case, EIA is not required.</p>
Date	Jason Hawkes 09-09-2019

