



Charles McClea
2 Charlotte Place
Southampton
SO14 0TB

Our ref: EIA/Scr/JH/02

Your
ref:

Email: Jason.hawkes@horsham.gov.uk

Direct
Line: 01403 215162

Date: 17th October 2018

Dear Mr McClea

**Town & Country Planning (Environmental Impact Assessment) Regulations 2017
Novartis Pharmaceuticals Site - Wimblehurst Road Horsham RH12 5AB**

Thank you for your letter dated 20th September requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming planning application for the former Novartis Pharmaceuticals site. The proposal is for the following:

'Redevelopment to provide up to 300 residential units and up to 25,000 square metres of commercial (office / flexible business) space, including the conversion of building number 3 into flats and conversion of building number 36 into flats with a mixed use ground floor, utilising existing accesses off Wimblehurst Road and Parsonage Road and provision of new landscaping and open space.'

Following a review of the information provided, this Council consider the proposals to fall under Schedule 2 of the EIA Regulations, item 10a (Industrial Estate Development) and 10b (Urban Development Projects). The proposal exceeds the criteria outlined in Schedule 2 of the Regulations, and it is therefore necessary to consider whether the development would be likely to have significant effects on the environment. In making this assessment the Council has taken into account Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are included with 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.

The proposed development does not adjoin any nature conservation or landscape designations and has not been identified as being at risk from flooding. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on ecology, transport and construction works, these are not so significant that they need to be dealt with outside from the normal planning application process.

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.

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

Yours sincerely

Jason Hawkes
Principal Planning Officer