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Our ref: EIA/20/0002
Your ref:
Please ask for: Matthew Porter
Email: Matthew.porter@horsham.gov.uk
Contact Tel: 01403 215561
Date: 14th July 2020

Dear Ms Jones,

Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Land West of Ravenscroft Storrington West Sussex RH20 4EH

Thank you for your request of 31 March 2020 that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required for up to 80 dwelling houses, community parkland, allotments and associated development.

Whilst the threshold for site area is exceeded in Schedule 2 of the EIA regs. (2017) the effects of development are considered not to be significant in combination with existing and approved development. There would be some impact on natural resources including Air Quality, and the production of waste and pollution during the construction phases however these are considered to not be significant in relation to the types and characteristics of the potential impact.

The proposal is not within the thresholds in the Regulations for requiring an Environment Impact Assessment, however as a large part of the site falls within a 'sensitive area' namely a National Park, the proposal has therefore been considered against the criteria set out in Schedule 3 of the Regulations.

The development would have no likely significant effects itself or cumulatively and would, therefore, not require an Environmental Statement. 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.

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

Yours sincerely,

Matthew Porter
Senior Planning Officer