

Lindsay Goodyear  
Bell Cornwell LLP  
Unit 2, Meridian Office Park,  
Osborne Way  
Hook  
Hampshire  
RG27 9HY

Our ref: EIA/23/0004  
Your ref: 3245  
Date: 04 August 2023

Dear Lindsay Goodyear,

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

**Land to the North of Crawley Road, Horsham, West Sussex**

Thank you for your request of 03 July 2023 for the Council to provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of a potential planning application for up to 120 dwellinghouses on a 5.2ha area of land North of Crawley Road, Horsham.

Following a review of the information provided, this Council considers the proposals to fall under Schedule 2 of the EIA Regulations, item 10b (Urban Development Projects). The proposal exceeds the criteria outlined in Schedule 2 of the Regulations and 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 your EIA Screening Request report, and other available guidance.

Whilst the proposed site area of 5.2ha exceeds the threshold set out in Schedule 2 of the EIA Regulations (2017) the effects of development on the environment are considered not to be significant in isolation, or in combination with existing and approved development (including the strategic scale development of Land North of Horsham, permitted in Outline under planning application reference DC/16/1677). There would be some impact on natural resources including biodiversity, and the production of waste and pollution during the construction phases, however with appropriate mitigation in place, these are considered to not be significant in relation to the types and characteristics of the potential impact. In light of Natural England's September 2021 Position Statement, the impact of the development on water resources will need to be mitigated to ensure that the site is water neutral. A HRA Appropriate Assessment would be required to confirm that no adverse environmental impact from additional water usage would be likely.

Whilst the site is located with the sensitive landscape setting of the High Weald AONB, the proposed development is unlikely to have a significant impact on any wetlands, riparian areas, ancient woodlands, or the historic environment (subject to appropriate design, layout and other necessary mitigation). Any landscape impact would be assessed though the planning

application process and any necessary mitigation would be secured through the normal channels.

The development will not have any significant impacts on river mouths, coastal zones or the marine environment; and will not affect the qualities or protected characteristics of the South Downs National Park. There would be no transboundary effects.

The proposed works associated with the residential development of this site 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 through careful masterplanning, and appropriate mitigation secured by condition or legal agreement.

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 which would need to be considered in conjunction with works within the adjacent North Horsham site. Traffic and emission impacts during the operation phase would be considered through the planning application process to ascertain whether any additional mitigation is required.

Despite its proximity to the approved strategic developments at North Horsham and Kilnwood Vale as well as its proximity to Horsham Town; the development of this site for 120 units would have no likely significant effects in isolation, or cumulatively and it is the opinion of this Council that it would 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 (either in itself, or cumulatively), and in this case, EIA is not required.

I confirm that this letter forms Horsham District Council's formal EIA screening opinion and will be placed on the public register. The information and conclusions drawn from this assessment does not prejudice the Council's future decision making regarding any planning application(s) that may be submitted on this site.

Yours sincerely,

**Angela Moore**  
Senior Planning Officer