

Horsham District Council Screening Assessment

HDC Reference: HP Scr/08/2017

Applicant Reference: SNPL390251

Development Proposal: Development within the western part of the strategically allocated site at Kilnwood Vale for 250 dwellings and associated infrastructure.

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 – the proposed development falls within class 13 (b) Urban Development Projects as it includes more than 150 dwellings and exceeds 5 ha.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, AONB, SPA or SAC)	No - but the site lies adjacent to the High Weald Area of Outstanding Natural Beauty which is sensitive location due to its high landscape quality

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 is approximately 6.1ha adjacent to the A264 with open countryside to the west of the site and woodland adjacent to the northern boundary. It forms part of a site with permission for 2,500 dwellings (DC/10/1612 and DC/15/2813). The outline consent indicated that this was "Reserve Land" and would potentially be used for the location of a Western Relief Road. The current proposal is for 250 dwellings together with associated infrastructure and landscaping. The new residential properties are to the east of the site. Access would be via a newly formed access road off of the A264.	
b) cumulation with other existing or approved development	The proposal would have a cumulative impact with the development that is under construction to the east of the site; as well as phase 1 which has already been completed.	
c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)	Natural resources will be used in the construction phase and water and energy will be used during the operational phase. The latter can be reduced through the use of sustainable construction.	Low
d) the production of waste (demolition, construction, operation and decommissioning?)	Waste will be generated during the construction phase but this will not be significant as no structures need to be demolished. The information submitted as part of the request for a Screening Opinion indicates that a comprehensive Construction Environmental Management Plan will minimise the amount of waste that is generated.	Low

	Some of the waste generated through the operation phase can be recycled through the Local Authority kerbside recycling scheme.	
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)	There is the potential for dust, noise and vibration during the construction phase. However, a Construction Management Plan will be used to mitigate this impact. There is the potential for noise pollution during the operational phase. This would be from traffic on the A264 impacting on the proposed new dwellings and a railway line to the north of the site. Noise issues are likely to be mitigated through normal planning process but a Noise Assessment would be required as part of the planning application.	Low/medium
f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge	There would be low risk of a major accident or disaster during both the construction and operational phase. Climate change could increase heat stress and possibly flooding due to the risk of surface water flooding throughout the site.	Low
g) The risks to human health (e.g. due to water contamination or air pollution)	The risk to human health is likely to be minimal. There are no Air Quality Management Plans in the immediate vicinity and water contamination during the construction phase would be controlled through the Construction Environmental Management Plan.	Low

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 and approved land use	The previous use was arable farmland. It is grade 3 land which is good to moderate. The loss of this land would be irreversible; however, such land is reasonably abundant across the district. There are no records of protected habitats within the site but a primary protected species (Lapwing) could be present and habitats within the site give the potential for the presence of other protected species. An Ecological Survey would be required for the site and relevant mitigation measures would need to be conditioned as part of any planning consent.	Low
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?)		
c) the absorption capacity of the natural environment, paying particular attention to		
i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)	The land is within flood zone 1 giving a low risk of flooding. However, the eastern part of the site is at risk of surface water flooding. This is adjacent to a brook that runs through this area. A balancing pond is under construction within the northern part of the site. A Surface Water Drainage Strategy would, therefore, be required prior to any development on this site. H The information submitted as part of the request for a Screening Opinion indicates that the balancing pond would be used to take surface water generated from the proposed development as well as that currently under construction.	Medium
ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	None

<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>There is no ancient woodland or trees subject to Tree Preservation Orders within the site. However, there is ancient woodland 74 metres from the northern boundary. A 15m buffer zone has been suggested for this area which would minimise any potential impact and create additional habitats.</p>	<p>Low</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>No sites with nature conservation designation are located within or adjacent to the site. Priority and protected species could be located within the site but measures that have been incorporated for the wider scheme that are likely to reduce this impact. An ecological study should be submitted with the planning application to ensure that any impacts within the proposed site are reduced.</p>	<p>Low</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>No sites designated under European legislation fall within or adjacent to the site. The two European sites in the Horsham district are outside the scope of this site. There is the potential for protected species to be present within the site and an ecology study should, therefore, be submitted with the planning application. This should indicate any mitigation measures that would be required.</p>	<p>Low</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 there is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>There are no AQMA's or other areas that have failed EU environmental standards.</p>	<p>Low</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The immediate area has a low population. However, the development currently under construction and with permission to the east of the site means that the population in the immediate vicinity is increasing. The town of Crawley which has a population of approximately 100,000 lies further to the east. The proposed development of 250 houses is, therefore, likely to have low significance compared to the existing development and that which already has consent; as well as the overall context of Crawley. The main negative effects from the development are likely to be from traffic generation but the additional 250 dwellings is not likely to have a significant impact alongside the 2500 dwellings that already have consent. The larger strategic development is likely to bring socio-economic benefits with new community and sports facilities and a new school.</p>	<p>Low</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>Although the site is not within a designated landscape the land to the south of the site on the other side of the A264 is the High Weald Area of Outstanding Natural Beauty. The proposal, particularly when combined with the existing development to the east, could have a significant effect on this designated landscape due to the loss of some landscape features such as mature trees and hedgerows and the impact on the landscape character. A Landscape and</p>	<p>Medium/high - landscape</p>

	<p>Visual Impact Assessment would be required for the proposal to illustrate the mitigation measures that would be required and how effective these will be in reducing this potentially significant effect; particularly on the adjoining AONB..</p> <p>There are no Listed Buildings within or adjacent to the site.</p> <p>The site lies within an Archaeological Notification Area. As such an archaeological assessment of the site would be required prior to development of the site. An appropriate planning condition would also be required on the potential planning consent to ensure that archaeological issues are addressed prior to construction.</p>	
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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 magnitude of the impact from the additional dwellings is not likely to be large; both in terms of the geographical area and the size of the population that would be affected.	Low
b) the nature of the impact	The main significant impact is on the adjacent nationally designated landscape and also on some local receptors.	Medium
c) the transboundary nature of the impact (any international impacts?)	N/A	None
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	Most of the impacts (such as noise, archaeology and surface water flooding) would be localised. However, with mitigation these are unlikely to be significant. Traffic generation could have a wider impact whilst the impact on the landscape could also be over a wider area.	Low
e) the probability of the impact (e.g. overall probability of impacts identified above)	There is a high probability of the landscape impact. With mitigation the other impacts are less likely	Medium
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	The onset of the impact on the landscape will commence as soon as construction starts. It will remain and is likely to increase as the development is completed. The impact is likely to irreversible but mitigation is possible.	
g) the cumulation of the impact with the impact of other existing and/or approved development	The potential cumulative impacts relate to landscape and traffic. However, the latter will not be significant compared to the effects of the larger consented development.	Medium
h) the possibility of effectively reducing the impact	The potential impact on surface water flooding, archaeology and noise	Medium/high –

	pollution could be reduced through appropriate conditions on the planning application. It is less certain how effect measures to reduce the impact on landscape and specifically the AONB could be mitigated as a detailed Landscape and Visual Impact Assessment has not yet been provided. It is, therefore not certain that extent to which mitigation measures are likely to reduce the significance of the landscape impact. This is a significant issue given the location adjacent to an area that has a national designation due to its high landscape quality.	latter is due to landscape impact
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Results of any relevant EU environmental assessment that is reasonably available	N/A	
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Conclusion

EIA Required?	Yes
Statement of reasons	<p>The main potential effects of the development are in relation to surface water flooding, archaeology, noise pollution from traffic, an increase in traffic generation and landscape. Most of these impacts are not highly significant and are likely to be mitigated through the normal planning process and by conditions on the planning consent. The landscape impact could significantly affect the adjoining AONB which is a nationally designated site, as well as the wider landscape. There could also be a cumulative effect with the adjoining site. Adopting the precautionary principle an Environmental Impact Assessment is required focusing on the landscape impact of the proposal.</p> <p>In addition the following technical reports should be submitted with the planning application:- Drainage assessment and strategy Transport Assessment Ecological Assessment Tree Survey Archaeological survey and assessment</p>
Date	10 th September 2017