

Horsham District Council EIA Screening Assessment

HDC Reference: HP/Scr/17/03

Applicant Reference: TS/11978

Development Proposal: Construction of two new industrial buildings and ancillary storage unit with access, parking, landscaping and ancillary works on land at Water Lane, Storrington, West Sussex

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)	The proposal is for an urban development project under the EIA Regulations 2015 10(b). The development site is 2.8 ha and therefore, exceeds the threshold of 1ha for urban development which is not for a dwellinghouse.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled 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
a) Size of development (e.g. site area, scale)	The site area is 2.8ha with a proposal for two new industrial buildings each with a gross external area of 2,323sqm and a small storage building with a gross external area of 370sqm.	Potential for significant impact due to culmination with other recent developments in the area. These impacts are considered in detail below
b) cumulation with other development	There could be cumulative effects with the existing industrial units to the south of the site. In addition, a residential development of 75 units is currently being constructed to the south east of the site and planning permission has been granted for a 98 dwellings on a former industrial site to the south west of the proposed development. These developments in combination could increase traffic using Water Lane with a subsequent impact on existing residential properties along Water Lane and the Air Quality Management Area in the centre of Storrington.	
c) the use of natural resources (e.g. land, water, materials, energy – non renewable or in short supply?)	Once operational the development will require the use of resources such as energy and water, however these should not be significant in nature.	Low
d) the production of waste (demolition, construction, operation and decommissioning?)	The construction phase will generate some waste but as no demolition is involved this is not likely to be significant. During the operational phase provision should be made for recycling appropriate material.	Low

<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>The main pollution impacts during the construction phase would be noise, dust and vibration which could be controlled through conditions on the planning application. There would also be noise from construction traffic using Water Lane. There are residential properties located adjacent to this road.</p> <p>Dust and vibration are not likely to be significant. However, a Dust Management Plan should be submitted for the construction phase prior to commencing work on site.</p> <p>During the operational phase the use of the buildings are unlikely to create significant noise pollution directly but there could be an impact due to increase in traffic using Water Lane, particularly when this combined with the additional traffic from the new residential development to the south east of the site and the former Paula Rosa site in the industrial estate to the south west of the development site. However, the Environmental Health Officer has indicated that noise pollution is not likely to have a significant effect in terms of the EIA screening. A Noise Assessment will be required as part of the planning application. There is also the possibility of additional traffic impacting on air quality as there is an existing Air Quality Management Area in Storrington village centre</p> <p>Given the location of the development on the edge of the built up area boundary there could be impacts from additional lighting. However, most of the boundaries of the site are tree lined and additional planting and bunding being proposed to reduce the impact on the landscape. Furthermore, location and type of lighting can be controlled through the normal planning process.</p>	<p>Medium</p>
<p>f) the risk of accidents, having regard in particular to substances or technologies used</p>	<p>Given the proposed use the risk of accidents is considered to be low.</p>	<p>Low</p>

<p>2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to</p>	<p>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</p>	<p>Significance</p>
<p>a) the existing land use</p>	<p>The existing site is currently greenfield on the edge of the settlement of Storrington. Most of the boundaries of the site are tree lined. Industrial uses lie to the west and east of the site and there are residential uses to the south east of the site.</p>	
<p>b) the relative abundance, quality and regenerative capacity of natural resources in the area (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>The site is currently greenfield and is not high or medium quality agricultural land, this is therefore, abundant in the district.</p>	<p>Low</p>

c) the absorption capacity of the natural environment, paying particular attention to		
i) wetlands (e.g. floodplains, impacts on drainage, aquifers)	The site is predominantly located in Flood Zone 1 which indicates a low probability of flooding (1 in 1000 annual probability of flooding), there is however potential for the development to impact local drainage patterns. Flood Zone 3 which indicates a high probability of flooding (1 in 100 or greater annual probability of flooding) is located across the entrance to the site and within part of the western side of the site.	High
ii) coastal zones (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	Trees covered by a Tree Preservation Order are located near the site entrance adjacent to Water Lane	Medium significance due to trees subject to Tree Preservation Order
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	No land with a nature conservation designation is situated within or near to the site. However, the site lies within the Impact Risk Zone for Sullington Warren and Hurston Warren. No response has been received from Natural England in terms of the Screening Request. Information would need to be obtained for the planning application.	Medium – Impact Risk Zone for two SSSI's
v) areas classified or protected under Member States' legislation; areas designated by Member states pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna) (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?)	The application 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.	Low
vi) areas in which the environmental quality standards laid down in Community legislation have already been exceeded (any areas already subject to pollution or damage – include impact on any AQMAs).	There is an Air Quality Management Area in the centre of Storrington where air quality standards are exceeded; this designation is primarily due to pollutants from traffic generation. Traffic during the construction and operational phase could contribute to the already poor air quality in this area.	Medium
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	There are residential properties under construction to the south east of the site and there are residential properties along the length of Water Lane which will provide the main access route to the site. The impact here would be via additional traffic generation. The proposal would provide some employment.	Low
viii) landscapes of historical, cultural or archaeological significance	A Public Right of Way lies along the north west boundary of the site providing views into the site. South Downs National Park lies approximately 1.3km to the south of the site giving the potential for impacts on views from the National Park. A Listed Building is sited approximately 100m east of the development site. The site is also not within in a Scheduled Ancient Monument Designation	Low to medium

3. 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 extent of the impact (geographical area and size of the affected population)	<p>Some of the impacts would be localised; such as dust, vibration and potential flooding through the presence of flood zone 3.</p> <p>The landscape impact could be wider given the location of the development site on the edge of Storrington and its proximity to the South Downs National Park.</p> <p>The traffic generated from the development could extend to a wider area given the scale of the development and due to the combination of the additional traffic from two residential developments in the vicinity, one of which is being constructed and the other with planning consent.</p> <p>The proposal would have a positive effect on the local population by providing employment opportunities</p>	Medium
b) the transfrontier nature of the impact (any international impacts?)	None	
c) the magnitude and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>This development adjoins an existing settlement with a mixture of residential and industrial uses in the immediate vicinity. There is potential for an impact on the landscape given the possibility of views of the development from the South Downs National Park and due to the edge of settlement location. This could have high significance and magnitude but mitigation is available to reduce the scale of the effect.</p> <p>The main impact from the development would be from traffic generation and this would be primarily a cumulative effect. However, the effect is not likely to be significant in terms of the EIA screening threshold because of the scale of receptors that would be directly affected by the impacts is not large.</p> <p>Potential flooding issues would be localised and the plans submitted with the site indicate the part of the site that would be affected would be used for car parking.</p>	Medium; landscape, traffic generation and flooding
d) the probability of the impact (e.g. overall probability of impacts identified above)	<p>There is the potential for an impact on the landscape could in principle, be highly probable. However, views of high sensitive receptors within the South Downs National Park are not likely to be affected by the proposal and are therefore, unlikely to be significant in terms of the criteria of an EIA screening. However, this aspect will require careful consideration during the planning application process.</p> <p>The most likely affect is from noise and the contribution to the poor air quality in Storrington from the additional traffic from this</p>	Medium to high; potential impact landscape, traffic generation impacting on air quality, protected trees and flooding

	<p>development and in combination from the two other residential developments. Noise pollution is unlikely to be significant. On the issue of air pollution, if traffic is routed away from the centre of Storrington there will not be significant effect in terms of the definition required by an EIA. A vehicle routing plan will be required as part of the planning application. The applicant's attention is also drawn to the Planning Advice Document: Air Quality and Emissions Reduction Guidance (May 2014) and the mitigation measures this requires.</p> <p>The probability of any impact on ecology is low but further information from Natural England on the effect on Sullington Warren SSSI and Hurston Warren SSSI should be sought as the development site falls within the Impact Risk Zone for these sites. Mitigation measures, such as the location and design of lighting, are included in an Ecological Impact Assessment Report which accompanies the Screening Request and will need to be conditioned through the planning application.</p> <p>There are protected trees adjacent to the proposed entrance to the site. The potential for an impact here is high. The layout of the site and location of the site entrance will need to ensure there is no impact on the protected trees. This is not an issue that could trigger the requirement for an EIA.</p> <p>The potential of flood risk is highly probable but the area affected is likely to be used for car parking. Potential mitigation measures are included in the Screening Opinion and Flood Risk Assessment and Drainage Strategy would be required as part of the planning application.</p>	
<p>e) the duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)</p>	<p>The impacts from the construction phase will be time limited and temporary. The operation phase could provide longer term impacts and some that are potentially irreversible.</p> <p>The landscape effect has the potential for longer term impact. However, appropriate mitigation measures through design, material and planting would reduce this effect and given the close proximity to the South Downs National Park this aspect of the proposal will need to be given careful consideration. A Landscape and Visual Appraisal would be required as part of the planning application.</p> <p>The impact from traffic generated at the site could be regular and would be longer term. However, the Screening Opinion indicates that this affect would not be significant. A Traffic Impact Assessment would be required as part of the planning application.</p> <p>Given the presence of Flood Zone 3 the flooding impacts are likely to</p>	<p>Medium – potential effect on landscape and transport related with potential to impact on air quality during the operational phase</p>

	be frequent. However, this risk can be reduced and in terms of EIA is not likely to be significant.	
--	---	--

Conclusion

EIA Required?	No
Statement of reasons	<p>The proposal is for an industrial use with storage on the edge of an existing settlement. Given the proximity to the South Downs National Park this could impact on views from the Park. In addition, given the location of the development on the edge of Storrington and the presence of a public right of way there could be an impact on views into Storrington from the north. However, with appropriate mitigation these impacts are likely to be at an acceptable level and not significant in EIA terms. A Landscape and Visual Impact Appraisal is required as part of the planning application.</p> <p>The other main impact could arise from traffic generation and its effect on air quality in Storrington which has an existing Air Quality Management Area. This is both from the proposed development and a cumulative impact due to a recent planning consent for residential and a nearby site that is currently being developed for residential. Mitigation is possible through routing traffic away from Storrington village centre (where the existing AQMA is situated). A vehicle routing plan is required as part of the planning application. Furthermore, the scale of the proposed effect is not significant enough to require an EIA. However, the applicant's attention is also drawn to the Planning Advice Document: Air Quality and Emissions Reduction Guidance (May 2012) which sets out the mitigation measures that are required for developments that are likely to affect an AQMA. This should be considered through the planning process and an Air Quality Assessment provided.</p> <p>There are potential impacts on flooding and ecology; including protected trees. Information on the impact on Sullington Warren SSSI and Hurston Warren SSSI is not available but should be provided in the planning application to ensure that appropriate mitigation measures from part of the development scheme as the site falls within the Impact Risk Zone for these SSSI's. The findings of the Ecological Assessment Report should be included in the planning application.</p> <p>In terms of flooding the layout of the development suggests that the land within Flood Zone 3 would be car parking and would not, therefore, have a significant effect. A Flood Risk Assessment and Drainage Strategy would need to be provided as part of the planning application. The layout of the site and in particular the site entrance will need to ensure that there is no impact on protected trees.</p> <p>Other issues that should be addressed through the planning process are a Dust Management Plan and a Traffic Assessment Report.</p> <p>Overall in terms of the EIA Regulations and the current information that is available the effects of the proposed development are not significant enough to require an EIA.</p>
Date	23rd May 2017.