

Horsham District Council Screening Assessment

HDC Reference EIA/20/0002

Applicant Reference: 24 June 2020

Development Proposal: Development of up to 80 dwelling houses, community parkland, allotments and associated development.

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. Exceeds threshold of Category 10(b) projects in Column 1 of Schedule 2 of the Regulations; more than 1 hectare of urban development (overall area of development exceeds 5 hectares as per Category 10(b)(i))
Is the proposed development within or adjacent to a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, AONB, SPA or SAC)	Yes. South Downs National Park

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)	<p>The site consists primarily of a roughly rectangular shaped parcel of land that covers an area of 11.56 hectares. The site consists primarily of existing allotments and former agricultural fields now reverted to open scrub land. The site is located to the south of Storrington and falls with South Downs National Park and Horsham District Council.</p> <p>The northern part of the site within Horsham District is allocated under Policy 2ii – Ravenscroft Allotment site of the Storrington, Sullington and Washington Neighbourhood Plan for at least 35 dwellings, relocated allotments and a landscape buffer along the southern boundary. The remainder of the site (approximately 9.3ha) falls within the National Park, and comprises a mainly open area of scrub with partial mature tree belts along old field boundaries.</p> <p>The site has direct access into Storrington via Ravenscroft and Brown's Lane. The development would include the provision of allotments and construction of landscaping, drainage and associated works. The development is residential in nature.</p>	No significant and/or residual environmental impacts anticipated
b) cumulation with other existing or approved development	The current draft of the Local Plan Review (Reg. 18) proposes no other allocated sites. The made Storrington Sullington Washington Neighbourhood	No significant and/or residual environmental

	<p>Plan allocates other sites within the vicinity of Storrington including at least 15 dwellings at land at Old London Road (The Vineyard) Washington, a minimum of 6 dwellings at land at Angell Sandpit, Storrington, residential development at land at Old Mill Drive (The Diamond) Storrington and land north of Downsview Avenue for at least 60 dwellings.</p> <p>Although there is no other recent development in the SDNP part of the site, it was not included in the original allocation, which seeks to allocate at least 35 dwellings within the settlement boundary of Storrington. Whilst the part of the site within the SDNP is not proposed for housing development, it is proposed as a 'community parkland' to include allotments, open space, a community park and habitat area to support up to 80 dwellings in the northern part of the site.</p> <p>Elements such as cumulative highway effects can be assessed as part of the Transport Assessment, submitted alongside a future planning application. The scheme is likely to require its own mitigation measures to address any adverse effects.</p>	<p>impacts anticipated</p>
<p>c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>The construction of the development will use resources in terms of land, water and energy as would be expected for a residential development. The operation of the development is not anticipated to use these resources, unless maintenance of the buildings and associated infrastructure (means of access, communal areas, and SuDs) is required.</p> <p>The proposed use of materials is consistent with new building projects. The level of efficiency of the homes is yet to be established through reserved matters applications and detailed design, however the buildings will be required to meet Horsham Local Plans policy requirements on new buildings and building control standards, likely to be secured through planning conditions.</p> <p>During construction, some minor topographical changes will occur to facilitate a SUDS scheme. Whilst some topographic changes will occur these will be minor changes in the landscape to facilitate better drainage of the scheme. These changes are considered insignificant in relation to the natural topography of the area.</p> <p>The site is in a Soft Sand Mineral Safeguarding Area under the West Sussex Minerals Plan. The area of the proposal site, which would be built with</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	residential development on is already allocated for housing in the Storrington, Sullington and Washington Neighbourhood Plan.	
d) the production of waste (demolition, construction, operation and decommissioning?)	The proposal site has no built development on site. Allotment paraphernalia would not result in solid waste that should warrant concern. Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the development. Waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation and in line with best practice.	No significant and/or residual environmental impacts anticipated
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>Storrington High Street is designated an Air Quality Management Area, approximately 300 metres from the site. There is some potential for air quality during the construction phase of the development. The operational phase will inherently result in the increase of car provision and that in order to minimise impacts on air quality, this can be controlled through measures encouraged in local and national policy. The completed development is expected to generate 41 two way vehicle movements in the morning peak hour and 38 in the evening peak hour during the occupation phase. It would be expected that these vehicles generated by the development will all route along Meadowside. The development proposal will therefore generate circa one additional vehicle movement every 1.5 minutes on Meadowside.</p> <p>A Transport Assessment and an Air Quality Assessment will be provided with the application. Impacts on air quality effects are consistency found with the construction of new housing and can be appropriately managed through Construction Environmental Management Plans, Travel Plans and increased use of sustainable transport. These mitigation measures can be controlled through conditions, and where necessary and appropriate, planning obligations.</p> <p>During the construction phase there is potential for effects to arise from building works, in terms of noise and vibration, traffic disturbance and any dust from site preparation/ground works. Any impact will be local to the site area and its immediately locality. Any impact will be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition).</p> <p>The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from</p>	No significant and/or residual environmental impacts anticipated

sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. There may be some minor adverse impacts on habitat within the scheme, which will be minimised through sensitive masterplanning.

The proposed use of the land for recreational purposes would introduce a level of noise and disturbance (associated with general comings and goings and recreational activity) to the area. There is some risk of pollution from noise and refuse. Providing the management of noise levels and refuse is secured via condition, it is anticipated that there would be no significant pollution effects from the development.

Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction and use of the highways improvements once completed.

A CEMP, to be agreed with HDC and secured through a suitable planning condition, will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The land uses proposed are not highly contaminative.

The site is located in Flood Zone 1; low probability of river flooding. The site is adjacent to an area of major Ground Water Vulnerability located immediately to the south. A number of surface water features are located close by, including watercourses, ponds, culverts and Chanty Mill and Sullington Warren, both designated as SSSI. There are unnamed ordinary watercourses and drains passing through and adjacent to the proposed development site which discharge through a culverted section into the Chantry Mill Pond. The effects in relation to surface water and hydrology will be assessed in full in supporting material submitted with the planning application. With the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects are unlikely not be significant. The scheme avoids any development in the flood plain. In addition, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases.

During construction any potential effects to existing properties would be

	<p>mitigated by measures set out within a CEMP. These would include avoiding works in the floodplain wherever possible, and safe storage of plant or contaminants. Sustainable drainage would be considered, and appropriate drainage design would be included within the planning application documents including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).</p>	
<p>f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge</p>	<p>During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of the development. The development would adhere to highway safety standards.</p> <p>During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination were assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>g) The risks to human health (eg due to water contamination or air pollution)</p>	<p>Any associated risks to human health arising from the proposal would be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development.</p> <p>A land contamination survey has been undertaken which indicates that the only area of concern in regards of land contamination and other existing land uses, is the use of pesticide and DDT and the burning of waste. Methods of mitigation include further sampling, for potential contaminates and soil restoration. The planning application will be supported by a desk-based land contamination survey.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP will be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	from sensitive receptors as possible. Similarly, the air quality effects of road traffic by the proposed development, due to the land use masterplanning, are considered to be not significant for human health receptors. The land uses proposed are not highly contaminative and it is not expected that there is a high risk.	
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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 site is open shrub land previously in use as agricultural land. The site has potential habitat value. During site clearance of allotment sheds and related structures a relatively small amount of waste will be produced and will be disposed of in a responsible manner consistent with the waste hierarchy and waste management plans, which can be controlled through the use of conditions, imposed by the Local Planning Authority. No additional land or important, high quality or scarce resources will be affected.	No significant and/or residual environmental impacts anticipated
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 site is not located on wetlands, riparian areas, river mouth. The site is not located within or close to a groundwater SPZ. Ditches run around the eastern, southern and western boundaries of the site. A Flood Risk Assessment is provided with the application	No significant and/or residual environmental impacts anticipated and mitigated
ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	N/A
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	Small sections of hedgerow are likely to be removed	No significant and/or residual environmental impacts anticipated
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	This is a greenfield site, with no historic land uses other than allotments and until recently agriculture. The application site has no formal designated or classification in relation to biodiversity non-classified and would result in the partial loss of greenfield land. There are no statutory designated sites of nature conservation within or adjacent to the site. Adjacent to the north end of the site is traditional orchard priority habitat to northwest of site under active management.	No significant and/or residual environmental impacts anticipated
v) European sites and other areas classified or	The site is in close proximity to a number of sites of international importance	No significant and/or

<p>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>within 7 km of the site. These are SSSI Impact Risk Zones.</p> <p>The site is within the impact risk zone for Chanty Mill SSSI (355m), Sullington Warren SSSI (851m) and Amberley Mount to Sullington Hill SSSI (1,136 m), and falls within 5 km HRA buffer zone of The Arun Valley Special Protection Area, and the 12 km buffer zone of The Mens SAC.</p> <p>The residential use of the existing allotment site is unlikely to result in an impact on habitats in the designated areas, other than to increase recreational footfall. An open amenity space is proposed as part of the scheme including an enhanced ecology habitat, which would divert dog walkers, and those that may disturb ground nesting birds or other species, to this area, particularly for new residents.</p> <p>A SEA and HRA was undertaken on the Storrington, Sullington and Washington Neighbourhood Plan. An Appropriate Assessment screening was undertaken in Dec 2018 that did not require further assessment on allocations in the Neighbourhood Plan. The built development of this proposal is entirely within the existing neighbourhood plan allocation.</p> <p>An Appropriate Assessment screening maybe required on this proposal. A planning application will be supported by an Ecology Assessment and appropriate surveying.</p> <p>There is a large great crested newt population to the south, where habitat has been created following planning application DC/09/2025. There are known populations of bats, birds and dormice.</p> <p>The site appears to have the potential to support habitat. It is noted that the development would be supported by ecological assessment and survey work and appropriate mitigation.</p>	<p>residual environmental impacts anticipated</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 these is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>Storrington High Street is an Air Quality Management Area and is in the vicinity of the site. Dust generation during the construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The site layout has the capacity for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>vii) densely populated areas (size of population</p>	<p>Currently, the closest built-up area to the site is Storrington. The application</p>	<p>No significant and/or</p>

<p>affected, changes to demography, lifestyles, employment etc)</p>	<p>site is to the south of Storrington. Storrington has a range of services including primary school, leisure centre, supermarket, doctors surgery and pharmacy and other independent shops. Its population will be affected. The Air Quality Management Area will be impacted. Noise and lighting from the development is likely to arise from plant during the construction phase. However, this would be managed in accordance with the CEMP.</p>	<p>residual environmental impacts anticipated</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>The site falls within the Fieldscapes Landscape Characterisation on The Historic Environment Record site. The site is within the archaeological notification area (Storrington Historic Core). Storrington Conservation and Grade II* St Marys Parish Church, Church Street, Grade II St Josephs Dominican Convent and Horsecroft, Greyfriars Lane, Storrington are some 180 metres west of the site. St Josephs Hall, Greyfairs Lane, Storrington is some 290 metres south of the site.</p> <p>There is potential for mitigation of the development on the historic environment would not result in a significant impact but such conclusion would have to be informed by built heritage assessment.</p> <p>The south end of the site is within a National Park. According to the South Downs Integrated Landscape Character Assessment (2011) the site falls within the Arun to Adur Scarp Foothills character area, the surrounding landscape has sensitive natural, cultural and aesthetic / perceptual features which are vulnerable to change.</p> <p>There are three Scheduled Ancient Monuments within this landscape in the locality of the site; Ancient Monument 1015712. Cross dyke on Chantry Hill, 470m south of Grey Friars Farm. This is directly due south of the proposal site, some 1.3 km distant; Ancient Monument 1015714. Cross dyke on Sullington Hill, 500m south east of The Chantry; Ancient Monument 1016407. Group of six bowl barrows 790m south west of Grey Friars Farm: part of a dispersed round barrow cemetery on Kithurst Hill</p> <p>Various non-designated medieval mine pits and prehistoric earthworks – settlement, ritual, roadways along the chalk ridge are identified on the West Sussex Historic Environment Register.</p> <p>The Public Right of Way network is extensive along the chalk ridge, with expansive views northwards.</p>	<p>No significant and/or residual environmental impacts anticipated</p>

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 proposed development has the potential to affect the geographical area surrounding the site. Residents adjacent to the site will be affected by the development during the construction phase. Adverse effects would be temporary and minimised through the implementation of a CEMP. It is not considered that people would be significantly affected by the development once operational.	No significant and/or residual environmental impacts anticipated
b) the nature of the impact	The development has the potential to lead to permanent impacts on landscape character, landscape resources and visual amenity, both to the locality and its immediate and wider setting within the National Park landscape.	No significant and/or residual environmental impacts anticipated
c) the transboundary nature of the impact (any international impacts?)	<p>The site is partly within the South Downs National Park boundary. Whilst the housing development would be located outside the national park, it would be located adjacent to its boundary. At the time of designation, the line of the boundary of the National Park was carefully considered by the Examiner, and sites that fall on the designated boundary are considered to be of significant value to the landscape designation, and therefore particularly sensitive to development.</p> <p>The use of the land for formalised recreational purposes associated with the housing development, including allotments, could negatively impact the visual appearance, tranquillity and amenity value of this part of the National Park.</p>	N/a
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The demolition / construction works in type and scale would not be likely to cause significant impacts on the part of the site within the SDNP.</p> <p>More permanent impact would derive from the overall activity from the operational use of the site, including the intensity of recreational use, general noise and disturbance. There would also be visual impact from the presence of this scale of development so close to the National Park boundary, and impacts upon dark night skies. This would be significantly more intensive and complex compared to the site's existing use.</p> <p>Landscape quality and visual amenity effects are likely to be the most notable given the National Park designation. However the development is not likely to have complex or significant effects for the purpose of EIA.</p>	No significant and/or residual environmental impacts anticipated

<p>e) the probability of the impact (e.g. overall probability of impacts identified above)</p>	<p>The effects of the development can be clearly established and the probability of any effects determined with reasonable confidence.</p> <p>The probability of impacts highlighted are considered to be permanent and long-lasting given the scale and nature of the development.</p> <p>The site is generally at low risk of flooding from all other sources. Some residual risk exists in the form of surface and groundwater flooding. However mitigation measures exist to manage this.</p> <p>An existing drainage regime of natural infiltration and runoff exists. A connection to this location would be maintained post development with attenuation provided in order to mimic the existing situation with the potential for a modern beneficial impact on more extreme storms.</p> <p>Foul water will be connected to the most appropriate point within the local network, which is adopted by Southern Water who have an obligation to accommodate flows from new developments and provide additional capacity.</p> <p>External levels will be carefully designed in co-ordination with Landscape constraints in order to minimise the amount of material that will need to be removed from site by aiming to achieve a cut/fill balance, and incorporating sustainable drainage features which will provide treatment to runoff.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)</p>	<p>Construction effects would be short term in duration and the operational effects would be long term. Development will commence following the discharge of pre-commencement conditions attached to the planning permission. Operational effects would be permanent. Construction effects would be temporary. Construction – intermittent and frequent and reversible. Operation – continuous and irreversible.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>g) the cumulation of the impact with the impact of other existing and/or approved development</p>	<p>Elements such as cumulative highway effects of the other allocations of the Neighbourhood plan developments, alongside the proposed dwellings of this proposal, will be assessed as part of the Transport Assessment, which will be submitted alongside a future planning application. This consented scheme has its own required mitigation measures to address any adverse effects.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>h) the possibility of effectively reducing the impact</p>	<p>During the construction phase, adverse effects would be temporary and minimised through the implementation of a CEMP and best practice measures.</p> <p>Various studies and statements will be submitted with the planning application to ensure the provision of appropriate mitigation on site. Measures to reduce</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	<p>the impact of the proposals on climate change will be integrated into the proposals where possible, such as through the orientation of the buildings and energy and water efficiency.</p> <p>Legal agreement and conditions would be imposed to secure the provision of this appropriate mitigation.</p>	
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Results of any relevant EU environmental assessment that is reasonably available	None applicable	
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Conclusion

EIA Required?	No
Statement of reasons	<p>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.</p> <p>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.</p> <p>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.</p>
Date	Matthew Porter 14-07-2020