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Our ref:
Your ref: 31259/A5/EIAScreening
Please ask for: Matthew Porter
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Date: 18 Dec 2020

Dear Joanna Meakin,

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

Wooddale Lane, Duckmoor, Billingshurst West Sussex

Thank you for your request of 1st December that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required with regard to the proposed development of up to 95 residential dwellings, landscaping, access and associated infrastructure on land at Wooddale Lane, Duckmoor, Billingshurst.

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 Screening Request and other available guidance.

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 biodiversity, 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 proposed development, when considered cumulatively with identified schemes, would not exceed the 1,000 residential dwellings threshold. The land immediately to the west of the site has outline planning permission for up to 475 dwellings (ref: DC/13/0735). Of these 475 dwellings, 162 have been built out (reserved matters consents ref: DC/16/1422, ref: DC/16/2610 and ref: DC/17/0079), with the remaining 313 dwellings currently under construction. The vehicular access into the proposed development will be from a proposed road within Parcel H7 (reserved matters planning permission ref: DC/18/2509) of the development to the west of the site. However, the proposed development does not comprise part of the wider masterplan for the adjacent site.

The outline permission DC/13/0735 was subject to EIA. From the Environmental Statement (ES) that accompanied this, the vast majority of Environmental Impact mitigation measures were incorporated within the Detailed Design of the Proposed Development. As a number of houses have been built now, these Environmental Impacts have been already partially addressed.

The screening assessment of the current pre-application proposal has identified that the vast majority of impacts on the environment could be similarly addressed with mitigation measures incorporated within the design of the proposed development, and that significant effects are not considered likely either alone or in combination with other development. The proposals would be of a sufficiently limited scale that effects could be managed in accordance with standard methods. The proposed development is therefore not considered to be formal EIA development as defined by the EIA Regulations.

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