

Horsham District Council Screening Assessment

HDC Reference: EIA/Scr/CH/01

Applicant Reference: RW/EW/03716/L0011

Development Proposal:

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 development falls primarily under Item 10a) Industrial estate development projects; The area of the development exceeds 0.5 hectare. There are other proposed uses on the site which would fall under 10b – urban development projects.
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

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 proposed site is 8.29ha. The proposal is for 19,000m ² of employment space, drive through restaurant and petrol filling station	
b) cumulation with other existing or approved development	The site is located on the northern edge of Billingshurst. It is close to land which has permission for 475 homes. Construction on this site has now commenced.	
c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)	The construction process will require the use of resources such as energy, building materials, land and water. Once operational the development will also require the use of resources such as energy and water. The level of resources used will depend on the energy and sustainable construction standards for the proposed business uses.	Overall low significance
d) the production of waste (demolition, construction, operation and decommissioning?)	The development site is currently grassland. Some waste will be generated during the construction phase but this is likely to be limited as there are no structures on the site that would need to be demolished.	Some commercial waste will be generated. This is likely to have a low to

	<p>During the operational phase refuse will be generated from the proposed business uses. Some of this waste will need to be dealt with responsibly to ensure that there is no pollution to groundwater or soil. It is difficult to be specific on this issue as no details are given of the precise uses on the site. Waste contractors will need to visit the site to dispose of the waste; some of which could be recycled.</p>	<p>medium significance depending on the actual uses. Some mitigation is likely to be required.</p>
<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)</p>	<p>The construction phase will generate some noise and dust both from the construction of buildings on the site as well as from traffic. This may be of medium significance as the site adjoins residential development to the south. Any effects would be temporary and could be mitigated through a range of measures.</p> <p>The operation phase could generate noise from the proposed uses. No precise information has been made available as to the exact disposition and nature of activities, although the applicant currently envisages that these would be day time uses and that no uses will take place external to the premises. A noise impact assessment will also be undertaken. This would need to consider the opening hours of the petrol station which may extend to early mornings and late evenings.</p> <p>Development at this site is likely to generate traffic – there are no air quality management areas in Billingshurst at the current time. Potential contamination from the filling consideration may also be an impact</p>	<p>Impacts are likely to be moderate. Noise impacts during operation would need to be mitigated.</p>
<p>f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge</p>	<p>The risk of accidents associated with this development is considered to be low</p>	<p>None</p>
<p>g) The risks to human health (e.g. due to water contamination or air pollution)</p>	<p>As set out above there is potential for development on this site to result in increased traffic and generate waste. These can impact on air quality or if uncontrolled affect water sources. However at the current time there is no AQMA in Billingshurst. Impacts to water sources are low as waste disposal would be subject to environmental controls / mitigation.</p>	<p>Low</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	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
<p>a) the existing and approved land use</p> <p>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?)</p>	<p>The current site is currently a greenfield site.</p> <p>Most of the District is rural/ agricultural in nature and is, therefore, highly abundant. The agricultural land classification for the site is 3; hence the land has good to moderate quality. This agricultural land is abundant across the district. A landscape assessment will need to be provided to support any application if an EIA is not required.</p> <p>There is potential for a species with international protection to be significantly affected by the proposal. This species is rare (see item v). No protected species have been recorded on the development site, however, there are records of flight lines and foraging areas for Barbastelle Bats in this area. Other biodiversity impacts are considered to be fairly low at this stage, but further ecological information would be needed to support an application.</p>	<p>Medium/high significance – there is an increased risk to an internationally rare species but no other resources are protected by designations</p>
<p>c) the absorption capacity of the natural environment, paying particular attention to</p>		
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>The site is located in Flood Zone 1 which indicates a low probability (less than 0.1%) of flooding.</p> <p>There would be an increase in hard standing from car parking. If an EIA is not required any subsequent planning application should include a site specific FRA to ensure that any negative impacts are reduced.</p>	<p>Low significance however surface water drainage strategy and site wide flood risk assessment is recommended</p>
<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>N/A</p>	<p>None</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>N/A</p>	<p>None</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>There are no designated nature reserves or parks adjoining the site and the site is not located within an environmentally sensitive area as defined by the EIA Regulations.</p>	<p>No/Low significance</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</p>	<p>The closest SPA to the site is the Arun Valley and the nearest SAC is the Mens Woodland in Chichester District which is approximately 6km to</p>	<p>Medium/high significance</p>

<p>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>the south east of the site. Barbastelle Bat flight paths and feeding sites have been recorded in this area and the site is in a designated bat sustenance zone in the HDPF. The cumulative impact of this proposal with other existing developments could impact on this protected species by affecting bat foraging flight lines (feeding sites have been recorded in the area). This species of bats is susceptible to changes in lighting and trees/hedgerows along the flight lines and foraging areas. The applicant has indicated that any application would be accompanied by a Habitats regulation assessment.</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 areas of the site where quality standards such as Air Quality Management Areas (AQMA's) have been exceeded that would be directly impacted by the proposals</p>	<p>No significant effects</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>The proposed site is located directly to the north of Billingshurst. The population in the settlement at the 2011 census was 8,232 but this will have increased due to additional housing development which has taken place. In addition the land to the south of this site has permission for 474 new homes. Construction has commenced but is not yet complete which means the population in the area will continue to rise. There is therefore the potential for any impacts from this development to have an impact on a larger population in the future. Most residents of Billingshurst are unlikely to be impacted directly or indirectly by this development given that most of the population is to the south of this site</p>	<p>Low – medium impact</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>The A29 corridor and eastern portion of the site is identified as an archaeological notification area. There is therefore potential for archaeological remains on this site. It is however understood that preliminary investigations have already been undertaken and that limited evidence of any remains are present. Overall impacts are generally assessed to be low.</p>	<p>Low</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)	Overall, the total area of the development is 8.29ha. The land is surrounded on most sides by agricultural uses, but the built form of Billingshurst adjoins the site to the south. There is potential for direct impact on residents – the number of which may increase in the future as the level of residential development rises. The wider geographical impact would be on the feeding flight lines of an internationally protected bat species.	Moderate to high
b) the nature of the impact	The main impacts are on the landscape (given the rural nature of the site), potential impacts from lighting, noise and traffic generation and possible impacts to biodiversity given the potential for Barbastelle bats in the area.	Moderate to high
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)	The potential effects arise from the combination of impacts on an increased level of development to the south in particular.	Moderate
e) the probability of the impact (e.g. overall probability of impacts identified above)	The construction impacts such as noise and loss of greenfield land and associated landscape impacts are highly probable. During the operational phase lighting and noise impacts are possible. Cumulative impacts from traffic generation are also highly likely. Additional information on hours of operation confirms that this would be daytime, therefore, reducing the impact on the nearby residents, although the precise hours of operation of the filling station may be a consideration. The impact on the bat feeding flight lines is possible as these have been recorded in this area in the past.	Moderate to high (latter is due to the SAC within 7km)
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	The impacts from the construction phase would be temporary. Other impacts such as the loss of greenfield land would be permanent but the existing land use is abundant. The impact on the landscape would be permanent but the landscape is not designated and not of very high quality. The impact of noise and disruption from traffic to and from the site would be regular. Given the proposed uses there could be regular noise impacts from the operational phase. Traffic impacts are likely to be regular particularly when combined with neighbouring uses. The applicant has now indicated that the operation would be limited to	Moderate to high (latter is due to the SAC within 7km)

	daytime, therefore, reducing the potential impact. The impact potential on the internationally protected species could be significant and irreversible.	
g) the cumulation of the impact with the impact of other existing and/or approved development	The potential effects arise from the combination of impacts on an increased level of development to the south in particular.	Moderate
h) the possibility of effectively reducing the impact	There is potential for the impact of this proposal to be reduced through a number of means. This includes environmental / construction controls during the construction phase, together with measures to control the hours of operation / lighting etc. Landscaping may also reduce impacts on the wider countryside. A habitats regulation assessment is required to ascertain the impact on Barbastelle bats, but mitigation measures including habitat enhancement to offset impacts is possible.	Moderate to low

Results of any relevant EU environmental assessment that is reasonably available	The most recently available assessments is the Strategic Environmental Assessment (SEA) of the Horsham District Planning Framework and the Habitats Regulation Assessment of the same document. These SEA assessment found that that in broad terms Billingshurst is one of the more sustainable locations for development within Horsham District. The HRA assessment put in place a number of mitigation measures such as the bat sustenance zone and reference to HRA in the policies of the plan. This will help to ensure that site specific actions are considered where appropriate.	Moderate to low
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Conclusion

EIA Required?	No – (a Habitats Regulations Assessment is required).
Statement of reasons	<p>The main impacts from the proposed development would be on the landscape, noise from the uses and traffic generation, lighting and on the ecology. There is also a cumulative effect from these impacts due to the nearby uses and the new residential development to the south of the site.</p> <p>The site is not designated for its landscape impact and in EIA terms the effect on the landscape would be low to moderate, although careful design, layout and landscaping of any scheme will still need to be considered. The Screening Information</p>

	<p>provided by the applicant has stated that the uses would be limited to day time operation and within the premises; therefore, meaning the impact would be low to moderate – the hours of operation of the filling station would be a particular consideration in this respect.</p> <p>The cumulative impact of this proposed development with existing and proposed new use to the south of the site is another aspect of considering whether an EIA is required. The traffic impact would primarily be on the residents to the south, but this may increase in number as the settlement of Billingshurst expands. This significance of this effect is likely to be moderate - low.</p> <p>The potential for a high significant effect is on the Special Area for Conservation (SCA) at the Mens which is situated approximately 6km from the site. The Applicant has indicated that they will be undertaking a Habitats Regulation Assessment which will need to consider whether the proposal is likely to have a significant effect on this SAC in terms of the impact on the flight lines and foraging areas of the Barbastelle Bats.</p> <p>On balance the potential significance of the effects of the development proposal is moderate and an EIA is not required – the potential impacts can be considered as part of the Development Management process.</p>
Date	18 September 2018