



DHA Environment
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Your ref. Ref: TS/11978
Our ref: HP/Scr/17/03

Contact: Helen Peacock
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23rd May 2017

Dear Mr Spicer

Request under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended) for a Screening Opinion

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

Thank you for your request for Screening Opinion dated March 2017 regarding the above.

The proposal does fall within 10b of Schedule 2 of the EIA Regulations because the development site exceeds the 1ha threshold for urban development which is not for a dwellinghouse..

The next consideration is therefore whether the development is likely to have significant effects on the environment as per Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The Council has also drawn on the information set out in the Request for a Screening Opinion.

The results of this assessment are attached to this letter for information. 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.

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.

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.

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.

Other issues that should be addressed through the planning process are a Dust Management Plan and a Traffic Assessment Report.

In conclusion, in light of the above it is deemed that an Environmental Impact Assessment is NOT required for the proposed development as it currently stands and with the information provided.

I confirm that this letter forms Horsham District Council's formal screening opinion and will be placed on the public register.

Yours sincerely,



Helen Peacock - Environmental Co-ordination Manager