



**Horsham  
District  
Council**

Mr Roger Welchman  
Armstrong Rigg Planning  
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MK44 1LQ

Our ref: DC/21/0748  
Your ref:  
Please ask for: Matthew Porter  
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Contact Tel: 01403 215561  
Date: 19-04-2022

Dear Mr Roger Welchman,

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

**Outline Application for up to 9,825m<sup>2</sup> of Class E (Industrial Processes), B2, and B8 use floorspace with all matters reserved except for access.**

**Land To The South of Hilland Farm Stane Street Billingshurst RH14 9HN**

I refer to the above application, currently at appeal. Horsham District Council has considered the application in accordance with the above Regulations.

The development proposed, namely, outline application for the development of up to 9,825m<sup>2</sup> of Class E (Industrial Processes), B2, and B8 use floorspace with all matters reserved except for access, falls within the description at 10(b) of Schedule 2 to the above Regulations.

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.

In the opinion of Horsham District Council, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The site lies within the Sussex North Water Supply Zone. In September 2021 Natural England issued a position statement detailing that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley Special Area of Conservation (SAC), Arun Valley Special Protection Area (SPA) and Arun Valley Ramsar Site. Natural England advise that developments within Sussex North must not add to this impact and a way of achieving this is to demonstrate water neutrality. Subject to demonstration of water neutrality for the Proposed Development, significant effects are not likely to occur. Failure to achieve water neutrality would result in development conflicting with s.63 of the Conservation of Habitats and Species Regulations 2017.

Since issuing its Position Statement, this Authority has received subsequent advice from Natural England. Natural England have clarified that they will accept offsetting measures being undertaken on private property provided that property is also served within the Sussex North Supply Zone. Allied to providing water efficiency measures within the development there are therefore known options to

potentially offset water usage on and off site. Such options are capable of being developed into a water neutrality strategy sufficient to pass Appropriate Assessment and therefore avoid adverse impacts on the Arun Valley. In the event the strategy is insufficient to pass Appropriate Assessment, it would not be possible to reasonably grant permission contrary to the Habitat Regulations. Subject therefore to the submission of a water neutrality strategy to be secured either by condition or legal agreement, the proposal will not result in the abstraction of water significantly affecting the integrity of the Arun Valley habitat sites

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 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.

The screening assessment of the current 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.

There would therefore be no likely significant effects in terms of natural resources, waste, noise, contamination, flooding, archaeology, cultural heritage, transport, cumulative effects, or complex construction. It is therefore considered that, whilst the development is Schedule 2 development, an EIA process / production of an ES is therefore not required.

When forming this Screening Opinion, the Council has drawn on information set out in the current Application and Appeal submissions and previous Screening Request and other available guidance. The results of this assessment are included with this letter for information.

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