

Parker Dann Town Planning Consultants
c/o Mrs Kathryn Sadler
Suite S10, The Waterside Centre,
North Street
Lewes
East Sussex
BN7 2PE

Our ref: EIA/PE/19/0080-0002
Your ref:

Date: 18/09/2019

Dear Mrs Sadler

RE: Demolition of existing house, kennels cattery and animal hospital and erect a building for use by Southdown Engineers together with ancillary truck and lorry parking and outside storage, erection of a B1 and B8 use building with ancillary parking, creation of a new vehicular access onto Shoreham Road, change the existing vehicular access into a pedestrian access route and creation of a soft landscaping scheme at Senlac, Shoreham Road Henfield – Application for EIA Screening Opinion under Regulation 6 of the Town and Country Planning Environmental Impact Assessment) Regulations 2017.

I refer to your letter dated the 4 September 2019 requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming planning application for the demolition of existing house, kennels, cattery and animal hospital and the erection of 2 new buildings (Building 1 - mixed B1, B2 and B8 use and Building 2 - mixed B1 and B8 use) together with ancillary truck and lorry parking; outside storage; ancillary parking; creation of a new vehicular access onto Shoreham Road; alteration of the existing vehicular access into a pedestrian access route and creation of a soft landscaping scheme at Senlac, Shoreham Road, Henfield.

Following a review of the information provided, this Council consider the proposals to fall under Schedule 2 of the EIA Regulations, item 10a (Industrial Estate 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 the Screening Request and other available guidance.

The proposed development does not adjoin any nature conservation or landscape designations. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on ecology, transport and construction works, it is considered that there are no significant impacts and as such no issues which need to be dealt with outside from the normal planning application processes.

On balance, it is considered that the overall scale and nature of the impacts that would arise from the scheme do not require an EIA, and that the environmental issues arising from the development can be dealt with as part of the usual planning application process.

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

Yours sincerely,

Amanda Wilkes
Senior Planning Officer