



Our Ref:	Scr/EF/1502	Your Ref:	VV/P14-2519
E-Mail:	<a href="mailto:Emma.faith@horsham.gov.uk">Emma.faith@horsham.gov.uk</a>	Direct Line:	01403 215575
If calling please ask for:	Emma Faith	Date:	19 <sup>th</sup> January 2015

Dear Mr Verster,

**Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 - Request for screening opinion**

**Abingworth Nursery, Storrington Road, Thakeham, RH20 3EY**

Thank you for your letter received into this office on the 8<sup>th</sup> January 2015 requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) would be required in support of the proposed development at Abingworth Nursery, Storrington Road, Thakeham.

Following a review of the information provided, this Council agree that the revised proposals fall under Schedule 2 of the EIA Regulations, item 10(b) *Urban Development Projects*. As the proposal exceeds the size threshold of 0.5ha, it is necessary to consider whether the revised elements of the scheme would be likely to have a significant effect 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 attached to this letter for information. The Council has drawn on information set out in the Screening Request and other supporting information when forming the screening opinion.

- Landscape – An Addendum to the 2012 Landscape Assessment update has been prepared and submitted in support of the planning application. This report concludes that there will only be minimal differences to the landscape effects of the proposed scheme and that any effects can be mitigated by new plantings;
- Transport and Transportation – A Transport Assessment Addendum and Travel Plan has been submitted in support of the application. The traffic impact of the proposed development is not considered to be significantly different to that assessed and approved under the earlier scheme and as such would have no adverse effects on the local highway network;
- Flood Risk & Drainage – A Flood Risk Assessment and Drainage Strategy has been submitted in support of the revised scheme. This concludes that the proposed development has an acceptable level of flood risk, therefore significant environmental effects are unlikely;
- Air Quality – the proposed development will not result in an increase in housing numbers and the revised layout is unlikely to result in an increase in traffic numbers, therefore significant effects are unlikely;
- Ecology – addendums to the Ecology Report and Arboricultural report have been submitted in support of this application to address the environmental impacts of the scheme. The revised scheme will not result in any changes to the assessment of significant effects;

An assessment has been made as to whether these changes would have an additional impact on the environment over and above those identified in the original ES, however no significant impacts have been identified. It is therefore confirmed that a formal Environmental Impact Assessment **is not necessary**. It should be noted however, that the Council reserves the right to re-visit this decision in the light of further information relating to the environmental impacts of the proposal becoming available.



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

Yours sincerely,

Emma Faith  
**Senior Planning Officer**  
**Strategic Planning, Horsham District Council**

Vincint Verster  
Associate Planner  
Vail Williams LLP  
Carriage House  
Wallnut Tree Close  
Guildford  
Surrey, GU1 4TX

Cc: Helen Lowe, Case Officer

## **Horsham District Council Screening Assessment**

**HDC Reference:** Scr/EF/1502

**Applicant Reference:** VV/P14-2519

### **Development Proposal:**

*A hybrid application consisting of a full planning application for the revised layout of the football and cricket pitches and associated changing rooms, pavilion, village hall and shop, and an outline application for the approval of the layout and access of the 21 dwellings surrounding the pitches following with all other matters served.*

<b>EIA Regulations</b>	
Is the proposed development listed in Schedule 1?	<b>No</b>
Is the proposed development listed in Schedule 2? (Note 'wide of scope, broad of purpose' legal judgement)	<b>Yes</b> – Item 10b: urban development projects. At 9 ha the site area exceeds 0.5ha, therefore it is necessary to determine if development would have any significant environmental effects by virtue of the nature, size or location.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled monuments, AONB, SPA or SAC)	<b>No</b>

### **Schedule 3 – Selection Criteria for Screening Schedule 2 Development**

<b>1. Characteristics of Development</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance</b>
a) Size of development (e.g. site area, scale)	The site has an area of 9ha and is located to the east of Storrington Road. The application includes a revised layout for previously approved applications (DC/10/1314 and DC/12/0841)	Overall low significance
b) cumulation with other development	The development is related to the revised layout of an approved scheme. There have been no significant applications granted permission in the surrounding area following approval of the existing application.	
c) the use of natural resources (e.g. land, water, materials, energy – non renewable or in short supply?)	The revised layout is unlikely to result in an additional use of natural resources over and above that considered for the original scheme.	
d) the production of waste (demolition, construction, operation and decommissioning?)	The revised layout is unlikely to generate additional waste over and above that considered for the original scheme.	Low Significance
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 t)	The revised layout will not increase the number of dwellings proposed therefore is unlikely to increase traffic numbers or air quality issues. Consideration has been given to the impacts of the proposed development on air quality in Storrington. The revised layout is unlikely to generate noise and dust over and above that already considered.	Low Significance

f) the risk of accidents, having regard in particular to substances or technologies used	The risk of accidents associated with this development is considered to be low	None
--	--	------

<b>2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance</b>
a) the existing land use	The site is a brownfield site. Addendums to the Ecology Report and Arboricultural reports have been submitted and conclude that the revised scheme will not result in any changes to the assessment of significant effects.	Low Significance
b) the relative abundance, quality and regenerative capacity of natural resources in the area (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)		
c) the absorption capacity of the natural environment, paying particular attention to		
i) wetlands (e.g. floodplains, impacts on drainage, aquifers)	The site is located in Flood Zone 1 and the proposed development is considered to have an acceptable level of flood risk	Low significance
ii) coastal zones (any potential for the scheme to impact on coastal areas e.g. runoff etc)	N/A	None
iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).	N/A	None
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	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.	No/Low significance
v) areas classified or protected under Member States' legislation; areas designated by Member states pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna) (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?)	The application site does not constitute a 'sensitive area' as defined by the EIA Regulations. The closest SPA to the site is the Arun Valley and the nearest SAC is the Mens Woodland in Chichester District, however development in this location is not considered to adversely impact these sites.	Low significance
vi) areas in which the environmental quality standards laid down in Community	There are no areas of the site where quality standards such as AQMA's have been exceeded that would be directly impacted by the proposals	No significant effects

legislation have already been exceeded (any areas already subject to pollution or damage – include impact on any AQMAs).		
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	The revised layout will not increase the population of the area over and above that considered through the original application	Low significance
viii) landscapes of historical, cultural or archaeological significance	The Addendum to the 2012 Landscape Assessment update concludes that there will only be minimal differences to the landscape effects of the proposed scheme and that any effects can be mitigated by new plantings;	Low significance

<b>3. Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 &amp; 2, having particular regard to</b>	<b>Description</b>	<b>Significance</b>
a) the extent of the impact (geographical area and size of the affected population)	The proposed development is related to a revised layout of an approved scheme and the geographical impact of development will remain unchanged.	Low significance
b) the transfrontier nature of the impact (any international impacts?)	N/A	None
c) the magnitude and complexity of the impact (e.g. overall size, scale, combination of impacts)	The key impacts which could arise from the proposal have been considered as part of the existing approved applications. Consideration has been given to air quality, particularly in terms of the impacts of the AQMA in Storrington and a revised Transport Assessment has been prepared.	Low
d) the probability of the impact (e.g. overall probability of impacts identified above)	The construction impacts such as noise are highly probable in the event that development takes place. Other impacts such as impacts on protected species or the level of traffic increase are less certain and some may be eliminated altogether with appropriate mitigation.	Low
e) the duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	Many impacts such as construction noise would be temporary. Other impacts such as the change to the townscape are more permanent.	Low

## Conclusion

<b>EIA Required?</b>	<b>No</b>
<b>Statement of reasons</b>	The proposed development refers to a change in layout to previously permitted applications DC/10/1314 and DC/12/0841. Having reviewed addendums to the approved reports, together with the detailed reports submitted in support of the original applications I am of the opinion that there would be no significant impact on the environment and that any impacts could be dealt with through the usual planning application process. As such a full Environmental Impact Assessment is <b>not required</b> .
<b>Date</b>	19 <sup>th</sup> January 2015