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Our ref: EIA/20/0001
Your ref:
Please ask for: Matthew Porter
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Contact Tel: 01403 215561
Date: 24 April 2020

Dear Ms Jones,

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

Land at Rascals Farm, Shipley Road, Southwater, West Sussex

Thank you for your request of 31 March 2020 that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming outline planning application for up to 100 dwelling houses on land at Rascals Farm, Southwater. I note that since this request the outline application has been submitted to this Council.

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

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 site is not sensitively located and is not going to impact wetlands, riparian areas, river mouths, coastal zones or the marine environment. The development site is closely located next to Ancient Woodland however this only relates to a small area of the site which will not be formally developed into housing and a 15m buffer will be applied to all development boundaries close to the ancient woodland.

The development of the site will not affect an AONB or National Park or any areas/locations of historical, cultural or archaeological significance. There are no transboundary effects.

The site proposed works would not result in unusually complex or hazardous environmental effects. Most effects of the proposed development will be of local significance only and can be addressed in supporting information to accompany a planning application. These effects are capable of being carefully considered as part of the normal planning application process.

During construction, the potential increases in traffic, emissions and noise will be temporary, commensurate with a typical construction site. Construction phase effects would be mitigated through the implementation of standard mitigation measures through a CEMP and best practice.

The development would have no likely significant effects itself or cumulatively and would, therefore, not require an Environmental Statement. It is therefore considered that, whilst the development is Schedule 2 development, it has been demonstrated that the proposed development will be unlikely to cause significant environment effects, and in this case, EIA is not required.

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