

Horsham District Council Screening Assessment

HDC Reference DC/21/0748

Applicant Reference: Land To The South of Hilland Farm Stane Street Billinghamurst RH14 9HN

Development Proposal:

EIA Regulations	
Is the proposed development listed in Schedule 1?	No
Is the proposed development listed in Schedule 2?	Yes. Exceeds threshold of Category 10(a) industrial estate development projects in Column 1 of Schedule 2 of the Regulations; the area of development exceeds 0.5 hectare.
Is the proposed development within or adjacent to a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, AONB, SPA or SAC)	No.

Schedule 3 – Selection Criteria for Screening Schedule 2 Development

1. Characteristics of Development	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance (direct and indirect)
a) Size and design of development (e.g. site area, scale)	<p>The site is 2.69 hectares in size and is currently Greenfield. The proposal is for 9,825m² of employment floorspace for Class B2, B8 and Class E (Industrial Processes). The access will be taken at two points from the north. The design approach is to offer range of modern small, medium and larger sized units</p> <p>The site is situated on the north-eastern edge of Billinghamurst, located close to land which has permission for varied employment premises with roundabout junction, highway infrastructure. Planning application reference DC/18/2122 refers. for the following: "Detailed planning permission for up to 4,998sqm of B1c, B2 and B8 use floorspace, roundabout access junction from the A29, access, parking, servicing areas and associated landscaping (phase 1). Outline planning permission for up to 14,075sqm of B1c, B2, B8 floorspace, petrol filling station with ancillary retail offer and drive through coffee unit, with all matters reserved except for access (phase 2)." This proposal was granted planning permission on 10th June 2019</p> <p>Additionally, the site is located close to other land for a strategic residential extension of 475 homes; construction has now commenced and well advanced. The settlement of Billinghamurst is located immediately southwest of</p>	No significant and/or residual environmental impacts anticipated

	the site and includes existing residential properties and community facilities.	
b) cumulation with other existing or approved development	<p>The cumulative impact should consider the adjacent industrial estate development, currently under construction. Planning application reference DC/18/2122 refers. for the following: “Detailed planning permission for up to 4,998sqm of B1c, B2 and B8 use floorspace, roundabout access junction from the A29, access, parking, servicing areas and associated landscaping (phase 1). Outline planning permission for up to 14,075sqm of B1c, B2, B8 floorspace, petrol filling station with ancillary retail offer and drive through coffee unit, with all matters reserved except for access (phase 2).” This proposal was granted planning permission on 10th June 2019.</p> <p>Phase 1, which formed the detailed element of the hybrid proposal, is largely complete and occupied. Phase 2, permitted in outline, but with reserved matters permissions already in place is being brought forward.</p> <p>The Phase 2 element of the site is now subject of a further planning application. Application reference DC/20/2572 which was validated on 22nd December 2020 – seeks permission for the variation of four conditions attached to the original outline phase 2 permission described above which would allow greater flexibility in the type of units provided at the site, along with the internal format of these units to ensure they can be tailored to the needs of a variety of end users. The application seeks to achieve this through increase of the developable area of the site along with a relaxation of a condition limiting the insertion of mezzanine floors to allow 10% coverage without the need for further planning permission. The target determination date of this application was 23 March 2021.</p> <p>The above application will facilitate the delivery of a terrace of eight business units along the eastern edge of the phase 2 site and reserved matters have already been submitted and validated via 4no. applications for two units each. The applications (HDC Ref's. DC/21/0133; 0134; 0135; 0136) have a target determination date of 19 April 2021.</p> <p>Dunmoore have also recently submitted a further application at the Phase 2 site for the provision of a large format convenience retail store in partnership with a confirmed operator not currently present at Billingshurst. The delivery of this unit alongside the retention of the commercial floorspace secured as part of the 2018 application described above will partially be facilitated by the</p>	

	<p>extension of the developable area of the site requested as part of application reference DC/20/2572.</p> <p>However, even accounting for all this, the cumulative site area of the new development would not exceed more than 20 hectares, which is the EIA indicative criteria and threshold for industrial estate development. Nonetheless, as set out above some of the adjacent industrial estate has been subject to further planning permission for retail, and should be considered under Urban development project EIA indicative threshold. Even so, the site area of this is not more than 5 hectares and provides less than 10,000 m2 of new commercial floorspace. Its urbanising effects in a previously non-urbanised area would not be significant due to the physical scale of that development.</p> <p>The 475 residential development is largely completed, and therefore any subsequent effects will be realised as part of the baseline assessments supporting the application.</p> <p>The key issues to consider are the physical scale of such development, potential increase in traffic, emissions and noise.</p> <p>The local road network surrounding the Proposed Development have seen significant alteration in recent years as part of the industrial and residential development brought forward in the last 5 to 10 years. The traffic, emissions, and noise impacts will be limited due to the distance involved to residential development and as the roundabout junction and highway upgrades delivered have taken the traffic originating from this development into consideration. Consequently, any cumulative effects arising with surrounding development are not considered likely to be significant.</p> <p>This includes traffic movements associated with the planning permission granted for erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking; outline planning permission for flexible employment space (B1b/B1c/B2/B8) totalling 4,627sqm with associated car parking and circulation space (scale, landscaping and appearance reserved); new access to the site from A272 and pedestrian link to footbridge over A29. Planning application reference DC/19/0295 at Land Platts Roundabout Newbridge Road on the west side of Billinghamurst.</p>	
c) the use of natural resources, in particular soil,	The proposed construction and operational phases of the proposed	No significant and/or

<p>water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)</p>	<p>development will use resources in terms of land, water and energy as would be expected for a retail development of the nature proposed. The Applicant can include measures in the CEMP to minimise the consumption of natural resources. The operation of the development is not anticipated to use these resources, unless maintenance of the buildings and associated infrastructure (means of access, communal areas, and SuDs) is required.</p> <p>During construction, some minor topographical changes will occur to facilitate a SUDS scheme. Whilst some topographic changes will occur these will be minor changes in the landscape to facilitate better drainage of the scheme. These changes are considered insignificant in relation to the natural topography of the area.</p> <p>The site does not support any high quality or scarce resources, with tree cover on the site limited to peripheral areas and not in a safeguarded area for minerals with the site falling outside of the Mineral Safeguarding Areas.</p>	<p>residual environmental impacts anticipated</p>
<p>d) the production of waste (demolition, construction, operation and decommissioning?)</p>	<p>As with nearly all construction, the proposed development will result in waste materials from the preparation and undertaking of works. Construction waste would be reused and recycled where possible. Significant quantities of construction waste are not anticipated as a result of the proposed development. Construction waste would be managed in accordance with all applicable legislation and disposed of in line with best practice. Operational waste would be disposed of in line with HDC requirements and managed in accordance with all applicable legislation.</p>	<p>No significant and/or residual environmental impacts anticipated</p>
<p>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)</p>	<p>During the construction phase there is potential for effects to arise from building works, in terms of noise and vibration, traffic disturbance and any dust from site preparation/ground works. Any impact will be local to the site area and its immediately locality, including nearby residential development.</p> <p>Any impact will be short-term and temporary and can be mitigated through adherence to a Construction Management Plan providing for noise and dust suppression measures (the submission, approval and implementation of which can be secured by a planning condition).</p> <p>The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. There may be some minor adverse impacts on habitat within the scheme, which will be minimised through sensitive masterplanning.</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	<p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction and use of the highways improvements once completed.</p> <p>A CEMP, to be agreed with HDC and secured through a suitable planning condition, can be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers.</p> <p>There would also be emissions associated with the operational phase of the proposed development. The local road network surrounding the Proposed Development have seen significant alteration in recent years as part of the industrial and residential development brought forward in the last 5 to 10 years. There are no Air Quality Management Areas in Billingham currently.</p> <p>As the infrastructure surrounding the site has been significantly modified to accommodate the additional traffic associated with the surrounding residential developments, any environmental effects associated with the additional traffic from the Proposed Development are not anticipated to be significant.</p> <p>The site is located in Flood Zone 1; low probability of river flooding. The effects in relation to surface water and hydrology will be assessed in full in supporting material submitted with the planning application. With the proposed remediation design and implementation of the mitigation measures outlined below, the resultant effects are unlikely not be significant. The scheme avoids any development in the flood plain. In addition, surface water run-off and foul water drainage will be managed on-site during the construction and operational phases.</p> <p>During construction potential effects to existing properties can be mitigated by measures set out within a CEMP. These would include avoiding works in the floodplain wherever possible, and safe storage of plant or contaminants. Sustainable drainage would be considered, and appropriate drainage design would be included within the planning application documents including a Surface Water Drainage Strategy, Foul Drainage Scheme and Flood Risk Assessment (FRA).</p>	
f) the risk of major accidents and/or disasters including those caused by climate change, in	During the construction phase, the contractor(s) would implement measures in accordance with Health and Safety legislation/requirements, and best practice	No significant and/or residual environmental

accordance with scientific knowledge	<p>to minimise the risks of accidents that would have effects on people or the environment such as Land stability and Climate. All such measures would form part of the CEMP. There are no anticipated significant risks of major accidents and/or disasters, including those caused by climate change, during the operation of the development. The development would adhere to highway safety standards. The site is not in an area known to be susceptible to severe winds, fog or temperate inversions, subsidence, landslides or erosion.</p> <p>During the construction phase, certain materials may be present on the site which may be harmful to the environment. The effects in relation to hazardous substances and contamination were assessed by way of supporting material submitted with the planning application and conditions imposed in the event of planning being permitted.</p>	impacts anticipated
g) The risks to human health (eg due to water contamination or air pollution)	<p>Any associated risks to human health arising from the proposal would be dealt with through the supporting planning application material ensuring that appropriate mitigation is included within the proposed development.</p> <p>Appropriate measures, in accordance with all relevant legislation, would be used to prevent accidental spillages of contaminants during the construction of the development. For the operational phase, an appropriate drainage design to prevent contaminants entering waterbodies would be implemented as part of the development. A CEMP can be submitted in support of the planning application to ensure construction contractors use best practice measures to prevent land and water contamination, as well as effects on construction workers. The site layout for construction works has the capacity to be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible. There is no Air Quality Management Area in Billingham.</p>	No significant and/or residual environmental impacts anticipated

2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
a) the existing and approved land use b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land / designations / protected species –	<p>The site is currently a greenfield site. Most of the District is rural and agricultural land is abundant across the District.</p> <p>The surrounding area does include areas that are utilised for retail and leisure, with residential and education land uses further afield, however these are not</p>	No significant and/or residual environmental impacts anticipated

<p>would development lead to irreversible loss of key qualities or resources in the area?)</p>	<p>anticipated to be affected by the Proposed Development which will provide further complimentary employment provision in the area.</p>	
<p>c) the absorption capacity of the natural environment, paying particular attention to</p>	<p>There are no TPOs on the site. A Tree Survey and Arboricultural Report can be submitted with the planning application. A landscape strategy can be submitted with the planning application.</p> <p>A Public footpath is present around the periphery of the site along the western boundary which provide access from Billingham into the wider countryside. It can remain accessible to the public during construction. During construction, potential adverse effects to the quality of surface and ground water, roads and air (including airborne noise) can be minimised through the implementation of the CEMP. Such effects will be temporary.</p> <p>Once operational, the proposed development can include landscaping, tree planting. Further details can be included in the landscape strategy which will be submitted with the planning application.</p>	
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>The Site is not considered to be at risk of fluvial flooding, with the entirety of the site located within Flood Zone 1. The Strategic Flood Risk Assessment (SFRA) for Horsham District identified the site to be at a low risk of ground water vulnerability. As the site does not sit within a Critical Drainage Area the re-development of the Site presents an opportunity to alleviate some of the surface water flooding issues in the locality through the provision of appropriate Sustainable Drainage Systems (SuDS) as part of the development, providing beneficial effects to the surface flooding risk associated with the western side of the Site. This approach aligns with the Local Plan, which looks for the use of innovative SuDS on the site, and would satisfy the requirements of the SFRA in limiting the discharge of surface water to the sewer network.</p> <p>As the Proposed Development is over 1 hectare in size, a planning application will need to be accompanied by a Flood Risk Assessment that will ensure these considerations are adequately addressed by the design. Consequently significant effects are not considered likely.</p>	<p>No significant and/or residual environmental impacts anticipated and mitigated</p>
<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>N/A</p>	<p>N/A</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>Small sections of hedge and trees are likely to be removed. There are no TPOs on the site. A Tree Survey and Arboricultural Report can be submitted with the planning application. In addition, the proposed development will</p>	<p>No significant and/or residual environmental impacts anticipated</p>

	include areas of new landscape planting, including native shrubs. A landscape strategy can be submitted with the planning application.	
iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)	<p>Neither the Site nor the surrounding area are subject to statutory or non-statutory designation for ecological interest.</p> <p>The closest SPA to the site is the Arun Valley and the nearest SAC/SSSI is the Mens Woodlands which is approximately 6km to south east of the site. Barbastelle Bat flight paths and feeding sites have been recorded in this area and the site is in a designated bat sustenance zone in the HDPF. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). The cumulative impact of this proposal with other existing developments could impact on this protected species by affecting bat foraging flight lines (feeding sites have been recorded in the area). This species of bats is susceptible to changes in lighting and trees/hedgerows along the flight lines and foraging areas. The retention and enhancement of boundary vegetation and dark corridors and the planting of native scrubs will have beneficial effects for bats.</p> <p>An Appropriate Assessment screening under the Habitats Regulations maybe required on this proposal. A planning application will be supported by an Ecology Assessment and appropriate surveying.</p>	No significant and/or residual environmental impacts anticipated
v) European sites and other areas classified or protected under national legislation (this therefore includes areas designated pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna and SSSI's) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that can be affected?)	<p>The site is located within a Bat Sustenance Zone. The Mens SAC/SSSI comprises mature beech woodland which supports Barbastelle bats (a European Protected Species). As above, an Appropriate Assessment screening maybe required on this proposal. A planning application will be supported by an Ecology Assessment and appropriate surveying.</p> <p>A Phase 1 Habitat Survey can be submitted with the planning application. Best practice ecological mitigation measures can be implemented to include using tree protection during construction and undertaking scrub/vegetation removal outside of the bird breeding season to avoid the potential for damaging bird nests.</p> <p>The site is Greenfield and semi-natural habitats comprising trees and scrub around the periphery of the site. Considering the extent of habitat present on site, species potentially present would be those typically found in common nature, such as nesting birds, with development impacts on which being classified as low. Impacts on biodiversity are not, therefore, likely to be</p>	No significant and/or residual environmental impacts anticipated

	significant.	
vi) areas in which there has already been a failure to meet environmental quality standards laid down in Union legislation or in which it is considered that there is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).	There are no AQMAs in the vicinity of the site. Dust generation during the construction phase would be managed in accordance with standard best practice measures, enforced through a CEMP and is not anticipated to generate significant adverse effects. The site layout has the capacity for construction works will be arranged to ensure that machinery and dust causing activities are located as far away from sensitive receptors as possible.	No significant and/or residual environmental impacts anticipated
vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)	The proposed site is located directly to the north of Billingshurst. The population in the settlement at the 2011 census was 8,232 but this will have increased due to additional housing development which has taken place. In addition the land to the south of this site has permission for 474 new homes. Construction has commenced but is not yet complete which means the population in the area will continue to rise. There is therefore the potential for any impacts from this development to have an impact on a larger population in the future. Most residents of Billingshurst are unlikely to be impacted directly or indirectly by this development given that most of the population is to the south of this site	No significant and/or residual environmental impacts anticipated
viii) landscapes of historical, cultural or archaeological significance	<p>There are a number of listed buildings present within the settlement of Billingshurst, however these are distanced from the site. Considering the nature and scale of the Proposed Development, with low-rise buildings proposed for the site, the setting of these listed properties is not considered likely to be affected, and therefore impacts are unlikely to be significant.</p> <p>The site is within an Archaeological Notification Area (recorded as Multi-period Site to the East of Billingshurst). As the Proposed Development is located on a Greenfield site, it could support features of cultural heritage or archaeological importance</p> <p>The recent residential and industrial development and highway infrastructure in the vicinity was also located in the same archaeological notification area. There is therefore potential for archaeological remains on this site. It is however understood that preliminary investigations have already been undertaken and that limited evidence of any remains are present. Overall impacts are generally assessed to be low.</p>	No significant and/or residual environmental impacts anticipated
3. Types and Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular	Description	Significance

regard to:		
a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)	The impacts are confined to the site and the land immediately adjacent. Residents adjacent to the site will be affected by the development during the construction phase - the number of which may increase in the future as the level of residential development rises. The wider geographical impact would be on the feeding flight lines of an internationally protected bat species. Adverse effects would be temporary and minimised through the implementation of a CEMP.	No significant and/or residual environmental impacts anticipated
b) the nature of the impact	<p>The development has the potential to lead to impacts on landscape character, landscape resources and visual amenity. In terms of visual amenity, there are currently locations where the likely visual impact can be assessed, and possible impacts to biodiversity given the potential for Barbastelle bats in the area.</p> <p>There would be an increase in HGV construction traffic movements; increase in noise, particularly during site construction.</p>	No significant and/or residual environmental impacts anticipated
c) the transboundary nature of the impact (any international impacts?)	None	N/a
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	<p>The potential effects arise from the combination of impacts on an increased level of development to the south in particular.</p> <p>As the infrastructure surrounding the site has been significantly modified to accommodate the additional traffic associated with the surrounding developments, any environmental effects associated with the additional traffic from the Proposed Development are not anticipated to be significant.</p> <p>It is likely that resident arrival/departure times will be in the conventional morning and evening peak periods. The impact of the development will be assessed within a Transport Assessment. An Ecological Mitigation Management Plan will be prepared and submitted in support of the planning application. The application boundary is within Flood Zone 1.</p>	No significant and/or residual environmental impacts anticipated
e) the probability of the impact (e.g. overall probability of impacts identified above)	<p>The effects of the development can be clearly established and the probability of any effects determined with reasonable confidence.</p> <p>The site is generally at low risk of flooding from all other sources. Some residual risk exists in the form of surface and groundwater flooding. However</p>	No significant and/or residual environmental impacts anticipated

	mitigation measures exist to manage this. This can be carefully designed in co-ordination with Landscape constraints in order to minimise the amount of material that will need to be removed from site by aiming to achieve a cut/fill balance, and incorporating sustainable drainage features which will provide treatment to runoff.	
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	Construction effects would be short term in duration and the operational effects would be long term. Development will commence following the discharge of pre-commencement conditions attached to the planning permission. Operational effects would be permanent. Construction effects would be temporary. Construction – intermittent and Frequent and reversible. Operation – continuous and irreversible.	No significant and/or residual environmental impacts anticipated
g) the cumulation of the impact with the impact of other existing and/or approved development	<p>The cumulative impact should consider the Hilland Farm industrial estate development and the strategic extension residential scheme, both of which are currently under construction. The residential development is well advanced, and therefore any subsequent effects will be realised as part of the baseline assessments supporting the application.</p> <p>Cumulative effects with the Hilland Farm industrial estate scheme will be relatively limited, in comparing the scale of the Proposed Development. Impacts associated with noise or air quality (dust) will be minimal over the distance involved, and traffic impacts will be limited as the highway upgrades delivered have taken the traffic originating from this development into consideration</p> <p>The local road network surrounding the Proposed Development have seen significant alteration in recent years as part of the industrial and residential development brought forward in the last 5 to 10 years. The Hilland Farm industrial scheme is served by a new roundabout junction onto the A29. The Proposed Development will include access onto this, which is shared with deliveries for the adjacent industrial estate. The residential development is served by a new spinal access road, from which access to Horsham and the wider area, via the A272, can be achieved.</p> <p>As the infrastructure surrounding the site has been significantly modified to accommodate the additional traffic associated with the surrounding industrial and residential developments, in particular associated with the A29/A272, any environmental effects associated with the additional traffic from the Proposed Development are not anticipated to be significant.</p>	No significant and/or residual environmental impacts anticipated
h) the possibility of effectively reducing the impact	During the construction phase, adverse effects would be temporary and	No significant and/or

	<p>minimised through the implementation of a CEMP and best practice measures.</p> <p>Various studies and statements will be submitted with the planning application to ensure the provision of appropriate mitigation on site. Measures to reduce the impact of the proposals on climate change, visual and landscape impacts, and ecology will be integrated into the proposals where possible, such as through the orientation of the buildings and energy and water efficiency.</p> <p>An Appropriate Assessment screening maybe required on this proposal. A planning application will be supported by an Ecology Assessment and appropriate surveying. habitats regulation assessment is required to ascertain the impact on Barbastelle bats, but mitigation measures including habitat enhancement to offset impacts is possible.</p> <p>Legal agreement and conditions would be imposed to secure the provision of this appropriate mitigation.</p>	residual environmental impacts anticipated
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Results of any relevant EU environmental assessment that is reasonably available	None applicable	
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Conclusion

EIA Required?	No
Statement of reasons	<p>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 main impacts from the proposed development would be on the landscape, noise from the uses and traffic generation, lighting and on the ecology.</p> <p>The screening assessment of the current pre-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.</p> <p>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</p>

	<p>may increase in number as the settlement of Billingshurst expands. This significance of this effect is likely to be moderate - low.</p> <p>The potential for a high significant effect is on the Special Area for Conservation (SCA) at the Mens which is situated approximately 6km from the site. The Applicant has indicated that they will be undertaking a Habitats Regulation Assessment which will need to consider whether the proposal is likely to have a significant effect on this SAC in terms of the impact on the flight lines and foraging areas of the Barbastelle Bats.</p> <p>On balance the potential significance of the effects of the development proposal is that an EIA is not required – the potential impacts can be considered as part of the Development Management process. 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.</p>
Date	Matthew Porter 04-05-2021