



Mr John Sneddon
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Our ref: DC/19/1723
Your ref:
Please ask for: Matthew Porter
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Contact Tel: 01403 215561
Date: 29 August 2019

Dear Mr Wetherill,

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

Land at Wellcross Farm Lyons Road Slinfold West Sussex

The Council has provided a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the planning application for an outline application for the erection of a Continuing Care Retirement Community with new site access onto A264 Five Oaks Road (indicative proposals for 17 extra care bungalows; 82 extra care cottages; 108 extra care apartments; 60 bed care home (nursing and high dependency residential care; 32 bed specialist dementia care home; community hub with commercial kitchen, therapy/activity rooms, swimming pool with care accommodation above). All matters reserved except for access.

Following a review of the information provided, this Council consider 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 the Screening Request and other available guidance.

The proposed development does not adjoin any nature conservation or landscape designations. Parts of the north and east of the site are identified as being at risk from flooding. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on ecology, transport and construction works, these are not so significant that they 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,

Matthew Porter

Senior Planning Officer