

Screening Request to Horsham District Council

Applicant: **Catesby Estates Plc**

31 March 2020

Site Name	Rascals Farm
Site Address	Rascals Farm, Shipley Road, Southwater, Horsham RH20 9BG
Proposal	Development of up to 100 dwelling houses
Site size	6ha
Site constraints	<ul style="list-style-type: none"> - Ancient Woodland (adjacent) - Public Rights of Way - Flood Zone 1 - Greenfield land

EIA DETAILS	
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?	No
If YES, which description of development (THEN GO TO Q4)	
Is the project Schedule 2 development under the EIA Regulations?	Yes
If YES, under which description of development in Column 1 and Column 2?	Infrastructure Projects 10 (b) Urban Development projects
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	No
If YES, which area?	
Are the applicable thresholds/criteria in Column 2 exceeded/met?	Yes
If yes, which applicable threshold/criteria?	(i) the overall area of the development exceeds 5 hectares

Question	Response	Is a Significant Effect Likely?
1. NATURAL RESOURCES		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	Yes During construction, some minor topographical changes will occur to facilitate a SUDS scheme	No 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.
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes During construction some resources including energy, building materials, land and water will be required. Once the site becomes operational the dwellinghouses will require energy and water.	No The proposed use of materials is consistent with new building projects. The level of efficiency of the homes is yet to be established through reserved matters applications and detailed design, however the buildings will be required to meet Horsham Local Plans policy requirements on new buildings and building control standards, likely to be secured through planning conditions.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes Land adjacent to the application site is Ancient Woodland.	No The proposal will not result in any loss of ancient woodland and a 15m buffer has been applied to development closest to the Ancient Woodland. This is shown on plans provided with this screening request. None of the application site includes Ancient Woodland.
2. WASTE		
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes There is an existing dwelling house, wooden stables and barn type storage on the site which will require demolition and will generate solid waste that will need to be taken off site to a waste/ recycling station.	No The site is predominantly greenfield and used as paddock land. During the demolition of the single small house and related structures a relatively small amount of waste will be produced and will be disposed of in a responsible manner consistent with the waste hierarchy and waste management plans, which can be controlled through the use of conditions, imposed by the Local Planning Authority.
3. POLLUTION AND NUISANCES		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No This is a proposal for dwellinghouses and no pollutants are proposed during the construction or operation phases	No

Question	Response	Is a Significant Effect Likely?
<p>3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</p>	<p>Yes</p> <p>Construction could result in noise, dust and vibration issues. Traffic generated during the operation/ occupation phases could result in some noise and air quality. Street lights maybe required in highway design.</p>	<p>No</p> <p>There is some potential for air quality and noise impacts during the construction and operational phases of development. These effects would stop once construction is complete.</p> <p>The operational phases of the development will inherently result in the increase of car provision and that in order to minimise impacts on air quality, this can be controlled through measures encouraged in local and national policy and detailed further below.</p> <p>Impacts on air quality effects are consistently found with the construction of new housing and can be appropriately managed through Construction Environmental Management Plans, Travel Plans and increased use of sustainable transport. These mitigation measures can be controlled through conditions, and where necessary and appropriate, planning obligations.</p> <p>A Transport Assessment is provided with this screening request. This is not a location of air quality concern, locally or nationally.</p>
<p>3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</p>	<p>No</p> <p>This is a project for dwellinghouses and the risk to the contamination of land or water is considered to be low.</p>	<p>No</p> <p>A desk assessment of Land Contamination has been provided with this screening request.</p>
<p>3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?</p>	<p>Reasonable enquiries have been made but no further information is known.</p> <p>Local mapping and DEFRA Magic mapping has not indicated any areas of pollution of environmental damage</p>	<p>No</p>
<p>4. POPULATION AND HUMAN HEALTH</p>		
<p>4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?</p>	<p>No</p> <p>The construction of dwellinghouses is generally low risk for major accidents</p>	<p>No</p>
<p>4.2 Will the project present a risk to the population (having regard to population density) and their human health during</p>	<p>Yes</p>	<p>No</p>

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<p>construction, operation or decommissioning? (for example due to water contamination or air pollution)</p>	<p>During the construction phase it is likely that there could be a resulting impact on the population from noise, dust and vibration issues.</p> <p>Traffic generated during the operation/ occupation phases could result in some noise and air quality issues.</p>	<p>There will be some low level impacts, such as noise and dust, to neighbouring properties during the construction phase and these would cease once construction is complete.</p> <p>These effects are consistently found with the construction of new housing and can be appropriately managed through Construction Environmental Management Plans, Travel Plans and increased use of sustainable transport.</p> <p>There could be some ongoing air quality and noise concerns from additional traffic during occupation/ operational phases. This has been dealt with more fully in 3.2.</p> <p>A Transport Assessment is provided with the application. This is not a location of air quality concern, locally or nationally.</p>
<p>5. WATER RESOURCES</p>		
<p>5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?</p>	<p>No</p> <p>Ditches run around the eastern, southern and western boundaries of the site. It is proposed that two attenuation basins will be located at strategic low points on the site, in accordance with the natural catchments that the site currently drains by in its greenfield state.</p> <p>These basins shall discharge at controlled greenfield rates to swales, which shall then discharge the surface water runoff to the existing ditches.</p> <p>The volume of the ditch is sufficient to accept the flows from the site, as the flows shall be discharged at existing greenfield rates or lower.</p>	<p>No</p> <p>A significant effect is not likely, as the ditch shall be receiving flows equal to or lower than existing greenfield rates. Therefore, there will be no impact on the ditch.</p> <p>A Flood Risk Assessment is provided with the application.</p>
<p>6. BIODIVERSITY (SPECIES AND HABITATS)</p>		
<p>6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their</p>	<p>Yes</p> <p>This is a greenfield site, with no historic land uses other than agriculture and more recently paddock land.</p>	<p>No</p> <p>The application site has no formal designated or classification in relation to biodiversity non classified and would result in the partial loss of greenfield land.</p>

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<p>terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).</p>	<p>The land adjacent to Ancient Woodland in the northern areas of the application site is likely have a wide range of biodiversity and ecology.</p>	<p>The Ancient Woodland sites will be protected by a minimum buffer of 15 metres. There will be no development within this buffer, which can be secured by planning condition and/or legal obligation.</p> <p>An Ecology Impact Assessment has been undertaken on the site.</p>
<p>6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	<p>No</p> <p>The proposal will result in the loss of some trees and hedgerows to facilitate development however these are not protected.</p> <p>Hazel Dormouse have been recorded on the boundary of the ancient woodland and the site</p> <p>A bat roost has been recorded within the farmhouse building.</p>	<p>No</p> <p>No significant effects are anticipated. The ancient woodland buffer zone will protect the habitat utilised by hazel dormouse. The removal of scrub within the northern field will require a Natural England mitigation licence.</p> <p>The demolition of the buildings will require a Natural England mitigation licence. The development will have to be carried out in accordance with the licence details. Further protection and mitigation is suggested in the supporting Ecology Impact Assessment and can be controlled by planning condition.</p> <p>An Ecology Impact Assessment has been undertaken on the site.</p>
<p>7. LANDSCAPE AND VISUAL</p>		
<p>7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?¹ Where designated indicate level of designation (international, national, regional or local).</p>	<p>No</p> <p>There are no landscape designations on the land</p> <p>The site is not in close proximity to an AONB or National Park.</p> <p>The site was assessed in the Horsham Landscape Capacity Study (2014) as Local Landscape Character Area 26: Land South of Southwater, and was found to have low-moderate potential for medium scale housing development. Medium</p>	<p>No</p> <p>There are no landscape designations and the application site has capacity to take medium scale housing and therefore there would be no significant impact.</p> <p>An LVIA has been undertaken on the application site.</p>

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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	scale housing development was classified as upto 100 homes. This screening request is for 100 homes.	
<p>7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	<p>No</p> <p>There are limited public vantage points and there are a limited number of residential properties bordering the site to the north, east and south of the site.</p> <p>Visual sensitivity of Area 26 was assessed in the Landscape Capacity to be low-moderate due to the, 'mostly enclosed nature of the landscape which arises from its heavily wooded character'.</p> <p>This proposal is not anticipated to result in landscape concerns</p>	<p>No</p>
<p>8. CULTURAL HERITAGE/ARCHAEOLOGY</p>		
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	<p>No</p> <p>A Historic Environment Search has been carried out and has identified that the closest historic structure (a listed building) is some distance from the site.</p>	<p>No</p> <p>The development would not impact the setting of any designated/ non designated/ classified and/or features of cultural heritage or archaeological importance.</p>
<p>9. TRANSPORT AND ACCESS</p>		
<p>9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?</p>	<p>Yes</p> <p>There are a number of public rights of way within the vicinity of the site including route 1888 which runs adjacent to the western site boundary and route 1889 which runs through the site.</p> <p>Catesby Estates PLC are aware of a Village Green Application on the northern part of the site.</p>	<p>No</p> <p>The routes will be unaffected by the development. The application would allow for greater public access and permeability.</p> <p>The Village Green Application is a separate legislative process, yet to be determined. The land to which the Village Green Application relates is already demonstrated to be an area of open space and continued permeability, on the provided plans.</p>

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<p>9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?</p>	<p>No</p> <p>The impact of the development has been assessed using industry standard software at a number of nearby junctions within a Transport Assessment. The junctions are shown to operate well within capacity in a future year with minimal additional delay and queueing as a result of the development.</p>	<p>No</p> <p>There is a high level of expected growth in Southwater, as set out in the Horsham Local Plan and in the Horsham Local Plan Review (Draft) Regulation 18 Consultation Document. Southwater has already been assessed for its infrastructure capabilities and has been planned for accordingly. Furthermore, the councils own Site Assessment for Rascals farm in the Site Selection Report, part of the Local Plan Review Regulation 18 Consultation, evidence base, states no further infrastructure would be required to deliver the site.</p> <p>A Transport Assessment has been undertaken.</p>
<p>10. LAND USE</p>		
<p>10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.</p>	<p>Yes</p> <p>The application site is to the south of Southwater village which has a population estimated to be around 11000 people. Southwater village has a range of services including primary schools, small supermarket, doctors surgery and pharmacy and other independent shops.</p>	<p>No</p> <p>Southwater has been identified as an area for significant growth in the adopted Horsham Local Plan and will be expected to provide more homes in future reviews of planning policy as the settlement is considered sustainable and only second to Horsham in the settlement hierarchy within the Local Plan.</p>
<p>10.2 Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>No</p> <p>A planning search indicates that there are no other planned works on adjacent land that could be impacted by the proposal</p>	<p>No</p>
<p>11. LAND STABILITY AND CLIMATE</p>		
<p>11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?</p>	<p>No</p> <p>There is no historical occurrences of earthquakes, subsidence, landslide, erosion or extreme climatic conditions.</p>	<p>No</p>
<p>12. CUMULATIVE EFFECTS</p>		
<p>12.1 Could this project together with existing and/or approved development result in</p>	<p>Yes</p>	<p>No</p>

Question	Response	Is a Significant Effect Likely?
<p>cumulation of impacts together during the construction/operation phase?</p>	<p>Consideration should be given to the cumulative impact of existing permissions and development under construction in the area.</p> <p>The cumulative impact should consider the developments under construction on the Mill Straight, Land West of Southwater. The current draft of the Local Plan Review (Reg. 18) proposes no other allocated sites, nor does the Draft Neighbourhood Plans for Southwater or Shipley.</p>	<p>Consideration has been given to highways movements in relation to air pollution and increase in vehicles. Consideration is given to the proposed growth for Horsham and increase in housing requirement in the Local Plan review, currently at Reg 18 stage.</p> <p>These effects are insignificant</p>
<p>13. TRANSBOUNDARY EFFECTS</p>		
<p>13.1 Is the project likely to lead to transboundary effects?²</p>	<p>No</p>	<p>No</p>

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

CONCLUSIONS

Information has been gathered from specialists providing reports in regards of the proposed development to assess whether the development would require an Environmental Statement. It is considered that this development is not EIA development for the following reasons with reference to Schedule 3 of the EIA Regs:

Characteristics of development

The proposal is of a small size and 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.

Location of the development

The site is 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 development would have no likely significant effects itself or cumulatively and would, therefore, not require an Environmental Statement.

NAME	Rhiannon Jones Bsc (Hons) MSc MA MRTPI
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