



Town and Country Planning Act 1990 (As Amended)

Catesby Estates Ltd.

Land at Rascals Farm, Shipley Road, Southwater

REQUEST FOR EIA SCREENING OPINION

NEAME SUTTON LTD, Coles Yard Barn, North Lane, Clanfield, Hampshire, PO8 0RN

EMAIL info@neamesutton.co.uk

WEB www.neamesutton.co.uk

COMPANY No. 07164666

VAT No. 985870359

COMPANY REGISTERED ADDRESS: 1 & 2 The Barn, West Stoke Road, Chichester, West Sussex, PO18 9AA

1. Introduction

- 1.1 Neame Sutton Limited is instructed by Catesby Estates PLC to prepare and submit a planning application in Outline all matters reserved except for access (excluding any internal estate roads) for residential development at land at Rascals Farm, Southwater.

Outline application with all matters reserved except for access (excluding internal estates roads), for the erection of upto 100 residential units, with the associated vehicular and pedestrian access, on Land at Rascals Farm, Shipley Road, Southwater, Horsham, RH20 9BG.

- 1.2 A planning application is currently being prepared ready for submission to the Local Planning Authority. This statement seeks a formal Screening Opinion from the Council with reference to an Environmental Impact Assessment ("EIA") in accordance with Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (As Amended) ("the Regulations").
- 1.3 This statement summarises the site context and policy framework and sets out the application proposal, as well as summarising the technical appraisals, provided as part of the application, before concluding, with reference to Schedules 2 and 3 of the Regulations, that the Applicant does not consider the proposal to trigger EIA.

2. Site Context and Planning Policy Framework

(i) Site Context

- 2.1 The site is situated to the south of Southwater, in the district of Horsham, West Sussex. Horsham is the principal settlement in the district, located 9 km to the north of Southwater. The site lies directly adjacent to the built up area of Southwater, but lying in the parish of Shipley.
- 2.2 Southwater is a second tier settlement and is considered sustainable, with significant planned growth in the adopted Horsham Local Plan and for further increased housing numbers in the emerging Local Plan.
- 2.3 The proposed application site itself, is predominantly paddock land, with a sand school (private personal use only) and stables. The site is Flood Zone 1 and mostly Greenfield Land. A detached brick-built home, constructed in the post war period, sits centrally to the site. A public Right of Way (footpath 1889) runs at the very north of the application site through to route 1888. To the north and west of the application site is Rascals Wood, an Ancient Woodland.
- 2.4 In general terms, the site can be characterised as predominantly greenfield land, with an existing vehicle access from Shipley Road. There is existing residential development to the north and to the east of Shipley Road. There is more sporadic business units and homes to the south of the site.
- 2.5 There is good vehicle and pedestrian access on Shipley Road to the village centre, 1.4km away.

(ii) Policy Framework

- 2.1 The current Development Plan is the Horsham District Planning Framework , which was adopted in November 2015. The relevant policies to the determination of the application are:

Policy	Description
Policy 1	Presumption in favour of sustainable development
Policy 2	Strategic Development
Policy 3	Development Hierarchy
Policy 4	Settlement expansion
Policy 15	Housing Provision
Policy 16	Meeting Local Housing Needs
Policy 24	Environmental Protection
Policy 25	District Character and the Natural Environment
Policy 26	Countryside Development
Policy 27	Settlement Coalescence
Policy 31	Green Infrastructure and Biodiversity
Policy 32	The Quality of New Development
Policy 33	Development Principles
Policy 35	Climate Change
Policy 38	Flooding

Policy		Description
Policy 39		Infrastrcutre Provision
Policy 40		Sustainable Transport
Policy 41		Parking

- 2.2 There are two emerging Neighbourhood Plans that are relevant to this proposal, however due to their current stage (Shipley Reg 14 and Southwater Reg 16) of production they have no material weight in relation to this Screening Request.
- 2.3 The Council is in the early stages of progressing the review of the Local Plan. A draft of the Local Plan Review is at a statutory consultation stage (Regulation 18) between 17 February and 30 March 2020, and therefore carries no material weight.
- 2.4 The current preferred Options Consultation has sought to address the significant increase in Local Housing Need ("LHN") from the adopted Local Plan housing requirement, consequently, identifying a series of strategic development locations to accommodate the additional housing required over the Plan period, and bring the policies of the plan in-line with the current version of the NPPF (2019).
- 2.5 The applicant will also give full consideration to National Planning Policy Framework (NPPF) (2019) and National Planning Practice Guidance in the preparation of the application, particularly in relation to the Government's emphasis on significantly boosting the supply of housing in sustainable locations.

3. The Application Proposal

- 3.1 The proposal is for the erection of upto 100 no. residential dwellings, with vehicular and pedestrian access from Shipley Road, as well as the associated landscaping and open space, outline with all matters reserved except for access (excluding internal estate roads).
- 3.2 In terms of quantum, the scheme proposes:
- Demolition of existing buildings
 - Up to 100 dwellings
 - A mix of open market and 35% affordable dwellings(policy compliant)
 - Vehicular, pedestrian and cycling access from Shipley Road
 - Onsite SuDS
 - Public open space
- 3.3 Further Reserved Matters applications would provide the relevant details for landscaping, appearance, scale and layout.

4. Screening request

- 4.1 This screening opinion request is accompanied by the following documents:
- Screening matrix
 - Application site area
 - Indicative masterplan
 - Arboricultural report
 - Flood Risk and Drainage Strategy Report
 - Archaeological report
 - Biodiversity survey
 - Transport Assessment
- 4.2 Consistent with the requirements of Part 6 (2) of the EIA Regulations (2017), this screening opinion request is accompanied by available information in relation to the proposed development from technical specialists. The conclusions of these technical reports have been inputted into the screening matrix.
- 4.3 The matrix concludes that in the majority of cases there is no impact on the environmental resource and for the reasons set out in the analysis in the accompanying documents, it is considered that no significant effect is likely .
- 4.4 Where there is a potential effect on the environmental resource from the proposed development (see Screening Matrix) , there would be no significant effect in accordance with the characteristics of development, as set out in schedule 3 of the EIA Regulations (2017)

5. Conclusion

- 5.1 With the points covered above in mind, the application proposal for upto 100 residential dwellings is not considered, by the Applicant, to comprise EIA development, under Schedule 2 of the Regulations, for the following key reason.
- 5.2 Schedule 2 (10)(b) Infrastructure Projects identifies EIA development as proposals of more than 150 dwellings or, those with a site area of 5ha or more. The application proposes upto 100 residential dwellings, on a site of approximately 6ha and as a result of the site exceeding the 5ha threshold a robust approach has been taken to request a screening opinion, the effects of the development would not result in a significant effect that would require the submission of a full Environmental Statement.
- 5.3 This Screening Request seeks to formalise the Council's Screening Opinion, in that the proposal does not comprise EIA development. This statement, alongside the Screening Matrix, summaries the technical appraisals, to enable the Council, through Schedule 3 of the Regulations, to conclude that the scheme proposed does not constitute EIA development.
- 5.4 Catesby Estates Plc respectfully request that the Council provides a Screening Opinion, confirming that the scheme is not EIA development.