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Our ref: Scr/HP/04/17

Contact: Helen Peacock
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3rd August 2017

Dear Ms Barrett

Request under regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 for a Screening Opinion

I refer to the request for a Screening Opinion for the construction of up to 90 dwellings at Oast House Farm, Billingshurst Road, Ashington dated 5th July 2017.

The proposal falls within 10b of Schedule 2 of the EIA Regulations because the development site exceeds the 5ha threshold for urban development.

The next consideration is therefore, whether the development is likely to have significant effects on the environment as per Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are attached to this letter for information. This assessment has drawn on the information set out in the Request for a Screening Opinion.

The proposed development is likely to have some impacts; primarily in relation to noise, traffic generation and heritage assets and there is the potential for existing surface water flooding to be increased. There is also the potential for impacts on an internationally protected species but at this stage the presence of barbastelle bats has not been confirmed within or adjacent to the development site. Adopting the precautionary principle a bat survey must be completed as the site lies within a bat sustenance zone associated with Special Area of Conservation. If the presence of this species of bats is confirmed a Habitat Regulation Assessment screening statement will need to be completed to identify appropriate mitigation measures.

Overall, most of the potential impacts can be mitigated through relevant planning conditions. In conclusion it is deemed that an Environmental Impact Assessment is NOT required for the proposed development as it currently stands and with the information provided. However, the following will need to be provided as part of the planning application to ensure that the effects of the development are mitigated:-

- Flood Risk Assessment and Surface Water Drainage Strategy
- Traffic Assessment
- Bat survey and potential Habitat Regulations Assessment screening assessment (depending on the outcome of the former survey)
- An archaeological assessment
- Detailed information on impact on heritage assets
- Soil analysis

I confirm that this letter and the Schedule 3 Assessment forms Horsham District Council's formal screening opinion and will be placed on the public register.

Yours sincerely,



Helen Peacock - Environmental Co-ordination Manager