

## **SCREENING OPINION**

### **THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 2011**

**Screening Opinion reference:** RS/17a

**Applicant:** Alpha Rubbish Clearance limited

**Agent:** N/A

**Date Received:** 21/03/17

**Site:** Land at Stumbleholme Farm, Rusper Road, Ifield, West Sussex, RH11 0LQ

**Proposal:** Change of use from agricultural use (former cattle barn and adjoining farmyard) to a waste transfer station

#### **Classification of the Proposed Development**

The proposal does not comprise Schedule 1 development, as defined in the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 ('the EIA Regulations').

The development does however fall within Schedule 2 to the EIA Regulations, namely Part 11(b) as it relates to an *'Installation for the disposal of waste'*. As the proposed development is within 100m of controlled waters, threshold criteria (as set out in Column 2 of Schedule 2) are exceeded. Accordingly a Screening opinion must be carried out to determine whether the development has the potential to result in 'significant environmental effects' which require an EIA'.

#### **Characteristics of Development**

The development involves the use of the former cattle barn (approximately 255m<sup>2</sup>) as a waste transfer station with ancillary skip hire and storage as well as vehicle parking. Some of the adjoining farmyard (approximately 450m<sup>2</sup>) would also be included within the proposed site, for skip storage and/or vehicle parking.

The development would accept, sort and recycle up to 5,000 tonnes of non-hazardous waste per annum. Mixed waste, which could include putrescible materials, would be delivered to the site in the applicant's skips, emptied inside the waste reception building and sorted in order to recover individual waste streams for recycling or disposal. Skips containing sorted materials would be stored within designated areas of the site as would empty skips prior to export off-site.

All vehicular access would continue to be via the existing farm access, shared with the residents of Stumbleholme Farmhouse, to and from Rusper Road. The applicant's waste carrying vehicles (one HGV and a number of Transit style vans) would be parked within the site when not in use. Waste materials would be sorted by hand. No processing or treatment of waste materials would be undertaken within the site.

No changes to the size or appearance of the barn are proposed. The barn is open along its eastern façade and on a section of its northern façade. The remaining external walls are constructed from a combination of breezeblock, timber and metal panelling/gates. The floor appears to comprise a concrete base and the duo-pitched roof from corrugated asbestos sheeting. Sections of both the base and the roof are damaged. Its height would accommodate the applicant's vehicles when unloading and loading waste materials and skips.

	<b>Likely/Unlikely - briefly describe</b>	<b>Is this likely to result in a significant effect?</b>
<b>1.</b> Will the development involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies etc.)?	Likely. The proposed waste development would involve the introduction of goods vehicles entering and exiting the site/farmyard associated with the handling of up to 5000 tonnes of waste per annum.	No significant effects anticipated. 5000 tonnes per annum is a low volume of waste to be handled.
<b>2.</b> Will the development use natural resources such as land, water, materials, or energy, especially resources which are non-renewable or in short supply?	Unlikely.	No significant effects anticipated.
<b>3.</b> Will the development involve the use, storage, production of substances or materials which could be harmful to people or the environment?	Unlikely. Non-hazardous domestic and commercial wastes, including some putrescible materials, sorted by hand only.	No significant effects anticipated.
<b>4.</b> Will the development produce significant volumes of wastes during construction, operation or decommissioning?	No. The process would separate collected waste materials into different waste streams. The materials would be stored and then transported onwards to specialist processing sites. Any residual waste would be sent to landfill.	No significant effects anticipated.

	<b>Likely/Unlikely – briefly describe</b>	<b>Is this likely to result in a significant effect?</b>
<p><b>5.</b> Will the development give rise to significant noise, vibration, light, dust, odours?</p> <ul style="list-style-type: none"> <li>- during construction</li> <li>- during operation</li> </ul>	<p>No construction operations.</p> <p>Limited impacts anticipated during operation.</p> <p>Proposal to be operated during normal working hours.</p> <p>Potential for limited noise arising from vehicle movements to and from, and within the site. Material will be moved regularly into and out of the building for sorting and separating and onward movement.</p> <p>Potential for limited lighting from vehicles entering and unloading at the site dark conditions.</p> <p>Potential for limited impact from dust arising from soils/spoil stored within barn or outside.</p> <p>No significant odour impact, from mixed waste/materials handled, is anticipated.</p>	<p>No significant effects anticipated.</p>
<p><b>6.</b> Does the proposal have the potential to release pollutants to air, land, or water?</p>	<p>Unlikely. The site would deal with non-hazardous wastes in skips on a hardstanding base.</p> <p>Limited potential for emissions to air associated with vehicular movements.</p>	<p>No significant effects anticipated.</p>
<p><b>7.</b> Are there areas on or around the location which are already subject to pollution or environmental damage – e.g. where existing environmental standards are exceeded, which could be affected by the project?</p>	<p>No. The site is well screened and is not within a highly visible area.</p>	<p>No significant effects anticipated.</p>
<p><b>8.</b> Is there a high risk of accidents during construction or operation of the development which could have effects on people or the environment?</p>	<p>Unlikely. A footpath crosses the access road but given the low level of throughput proposed and the historic farm operation posing similar issues, the risk is not considered high.</p>	<p>No significant effects anticipated. Health and Safety Laws would apply to the operator.</p>
<p><b>9.</b> Will the project result in social changes e.g. demography, traditional lifestyles, employment?</p>	<p>Unlikely. Agricultural activities have ceased on the wider farm site.</p>	<p>No significant effects anticipated.</p>

	<b>Likely/Unlikely - briefly describe</b>	<b>Is this likely to result in a significant effect?</b>
<b>10.</b> Are there areas on or around the location which are protected under international, national or local legislation for their ecological, landscape, cultural or other value which could be affected by the project?	<p>The barn is situated in Flood Zone 1, at low risk of flooding.</p> <p>The barn is a Grade II Listed Building. However, Historic England has recently confirmed that the barn has been modified so significantly that it no longer resembles that listed, and is to be de-listed.</p> <p>Stumbleholme Farmhouse, a residential dwelling. Both the Farmhouse, its garden gate and side railings (and the former Granary building and barn north of the Farmhouse) all have Grade II Listed Building status.</p>	No significant effects anticipated, particularly given the context of operations proposed and the fact that no physical works are proposed.
<b>11.</b> Are there any other areas around the location which are important for their ecology e.g. wetlands, forests, coastal zone which could be affected by the project?	None identified.	No significant effects anticipated.
<b>12.</b> Are there any areas on or around the location which are used by protected or sensitive species of fauna or flora which could be affected by the project?	None identified.	No significant effects anticipated.
<b>13.</b> Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	<p>The River Mole lies approximately 150m north of the barn, flowing under a section of the existing access road.</p> <p>There are 2 ponds situated within 12m of the barn.</p> <p>The barn is not situated within any Groundwater Protection Zones.</p>	No significant effects anticipated, particularly given the context of operations proposed and the fact that no physical works are proposed.
<b>14.</b> Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No.	No significant effects anticipated.
<b>15.</b> Is the project in a location where it is likely to be highly visible to many people?	No. Only to any users of the nearby Public Footpath ( <b>see 16.</b> )	No significant effects anticipated.
<b>16.</b> Are there routes on/around the location which are used by the public for access to recreation or other facilities which could be affected by the project?	Yes. There is a Public Footpath (1549) adjoining the western façade of the barn. This path also crosses and runs along a section of the existing access road approximately 10m to the north of the barn.	No significant effects anticipated. Care would have to be exercised during waste-related operations but no greater than during historic farm operations.

	<b>Likely/Unlikely – briefly describe</b>	<b>Is this likely to result in a significant effect?</b>
<b>17.</b> Are there any routes on or around location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No.	The development is expected to produce some effects with its associated vehicular (1 HGV, mainly transit sized vans) movements. However, it is doubted these would be of any major significance.
<b>18.</b> Are there any features of historic or cultural importance on or around the location which could be affected by the project?	Yes. The barn is a Grade II Listed Building. However, Historic England has recently confirmed that the barn has been modified so significantly it no longer resembles that listed, and is to be de-listed.  Stumbleholme Farmhouse is a residential dwelling.  Both the Farmhouse, its garden gate and side railings (and the former Granary building and barn north of the Farmhouse) all have Grade II Listed Building status.  The barn is situated within the ' <i>Iron Ore Industry and Medieval Moated Site, Rusper</i> ' Archaeological Notification Area. This is not a statutory designation.	No significant effects anticipated because no physical works are proposed.
<b>19.</b> Will there be any loss of Greenfield land?	No.	No significant effects anticipated.
<b>20.</b> Are there existing land uses around the location which could be affected by the project?	Unlikely. Located in an established farmyard location.	No significant effects anticipated.
<b>21.</b> Are there areas on or around the location which are densely populated or built-up, which could be affected by the project?	Unlikely. Located in a rural location. Stumbleholme Farmhouse and Stumbleholme Lodge, residential dwellings, are the nearest properties.	No significant effects anticipated.
<b>22.</b> Are there areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, community facilities which could be affected by the project?	None identified.	No significant effects anticipated.
<b>23.</b> Are there any areas in or near the application site which contain high quality or scarce resources which could be affected by the development, e.g. groundwater resources, forestry, agriculture, tourism, minerals?	Unlikely. Agricultural activities have ceased on the wider farm site.	No significant effects anticipated.

	<b>Likely/Unlikely – briefly describe</b>	<b>Is this likely to result in a significant effect?</b>
<b>24.</b> Is the location susceptible to earthquakes, subsidence, landslides, erosion, flooding, or adverse climatic conditions which could cause the project to present environmental problems?	None identified.	No significant effects anticipated.
<b>25.</b> Are there plans for future land uses on or around the site which could be affected by the project?	None identified.	No significant effects anticipated.
<b>26.</b> Is there a potential for trans-boundary impacts?	Unlikely.	No significant effects anticipated.
<b>27.</b> Will any effects be unusual in the area or particularly complex?	Unlikely.	No significant effects anticipated given context of operations.

### **Conclusion**

This screening opinion relates to an application for planning permission for a change of use of a former cattle barn (and adjoining farmyard) from agricultural use to a waste transfer station. The application site, including access road, is wholly situated within the Stumbleholme Farm estate.

Guidance is provided in National Planning Practice Guidance: Environmental Impact Assessment (revised 6 March 2014) to aid local planning authorities to determine whether a project is likely to have significant environmental effects. This includes a set of indicative thresholds and criteria. For Part 11(b) the 'indicative criteria and threshold' are *"where new capacity is created to hold more than 50,000 tonnes per year, or to hold waste on a site of 10 hectares or more"*. It further advises that *"sites taking smaller quantities of these wastes, are unlikely to require Environmental Impact Assessment."*

The guidance suggests the key issues to be considered are: *"scale of the development and the nature of the potential impact in terms of discharges, emissions or odour."*

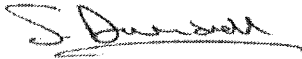
In this case, the application site would handle a maximum of 5,000 tonnes of waste per annum and the application area would not exceed 0.4ha so less than both the 50,000 tonnes per annum and 10ha thresholds. No changes to the barn or the adjoining farmyard are proposed. Despite the close proximity to Stumbleholme Farmhouse and Lodge, all waste handling and sorting would be undertaken within the barn with all waste materials contained within skips/containers on a concrete base. Vehicular movements and other ancillary activities could create disturbance but are unlikely to be no greater than during historic farm operations. Overall, the proposed development's impact is not considered to be significant.

Consideration has been given to the selection criteria in Schedule 3 of the EIA regulations, National Planning Policy Framework - Planning Practice Guidance, and whether the proposed development would be likely to result in significant adverse effects on the environment. Taking into account the above, it is not considered that the proposed development is likely to give rise to environmental impacts of a scale sufficient to require an EIA.

**Screening Opinion**

In the opinion of the County Planning Authority the development **would not require** an Environmental Impact Assessment.

**Signed:**



**Sam Dumbrell (Senior Planner)**

**Reviewed by:**



**Jane Moseley (County Planning Team Manager)**

**on behalf of the Strategic Planning Manager**

**Date:** 11 April 2017