



**Horsham
District
Council**

Jonathan Chick
707 The Programme Building
7th and 8th Floor
1 All Saints Street
Bristol BS1 2LZ

Our ref: EIA/24/0004
Your ref: 40445
Please ask for: Jason Hawkes
Email: Jason.hawkes@horsham.gov.uk
Contact Tel: 01403 215162
Date: 20 September 2024

Dear Mr Chick,

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

Land to the East of Charlwood Drive, Henfield

I refer to your request that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming planning application for approximately 200 dwellings with associated landscaping and public open space. Vehicular and pedestrian access to be provided from Charlwood Drive to the west of the Site.

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.

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,

Jason Hawkes
Principal Planning Officer