

Mr P Rainier  
Griffin House  
135 High Street  
Crawley  
West Sussex  
RH10 1DQ

Our ref: EIA/22/0001

Your ref:

Date 08/03/2022

Dear Mr Rainier

**RE:- Erection of 300 dwellings along with access, landscaping, formal and informal open space at Lower Broadbridge Farm, Broadbridge Heath Horsham. Application for EIA Screening Opinion under Regulation 6 of the Town and Country Planning Environmental Impact Assessment Regulations 2017.**

I refer to your letter dated the 24 December 2021 requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the planning application for the proposed erection of 300 dwellings along with access, landscaping and formal and informal; open space at Lower Broadbridge Farm, Broadbridge Heath Horsham

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.

The proposed development does not adjoin any nature conservation or landscape designations. Whilst it is considered that there are likely to be impacts which arise from the development, particularly those on ecology, transport and construction works, it is considered that there are no significant impacts and as such no issues which need to be dealt with outside from the normal planning application processes.

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,

Amanda Wilkes  
Senior Planning Officer