



Katya Samokhvalova
Associate Planner
Nexus Planning

Our ref: DC/18/2687
Your ref:
Email: Jason.hawkes@horsham.gov.uk
Direct Line: 01403 215162
Date: 7th June 2022

Dear Ms Samokhvalova

**Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Former Novartis Site - Wimblehurst Road Horsham RH12 5AB**

I refer to your email and attached EIA Screening Opinion requesting that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming reserved matters planning applications for the former Novartis site.

The outline permission under DC/18/2687, granted permission on 11.02.2020, is for the following:

'Outline planning application for the erection of up to 300 dwellings (C3) including the conversion of existing offices buildings 3 and 36) up to 25,000sqm of employment (B1) floorspaces and provision of 618sqm of flexible commercial/community space (A1 A2 A3 D1 Creche) use classes) within the ground floor of converted building 36. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.'

Since the original screening opinion was given in 2018, development within the Sussex North Water Resource Zone is now subject to water neutrality restrictions as a result of biodiversity impacts. The proposed development is within the zone, with potential impacts to Arun Valley Special Area of Conservation, Special Protection Area and Ramsar site. The submitted screening states that proposed reserved matters applications will be supported by Water Neutrality Statements to address this impact.

The proposed development does not adjoin any nature conservation or landscape designations and has not been identified as being at risk from flooding. While there may be some localised impacts on the site and the surrounding area as a result of the proposed development, these are not likely to give rise to significant environmental effects requiring EIA. There would be no likely significant effects in terms of noise, air quality,

contamination, water resources, ecology, landscape and visual, cultural heritage, or traffic. Based on the above, it is determined that the proposed development is not EIA development. As such Reserved Matters applications pursuant to the Ref: DC/18/2687 outline permission would not be required to be supported by an Environmental Statement(s) (ES).

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