

## **Horsham District Council Screening Assessment**

Town and Country Planning (Environmental Impact Assessment) Regulations 2017

**HDC Reference** Scr HP/04/17

**Applicant Reference:** /

**Development Proposal:** Land at Oast House Farm, Billingshurst Road, Ashington, West Sussex for up to 90 dwellings and the provision of community sport facilities, with associated parking and changing facilities.

<b>EIA Regulations</b>	
Is the proposed development listed in Schedule 1?	<b>No</b>
Is the proposed development listed in Schedule 2? (Note 'wide of scope, broad of purpose' legal judgement)	<b>Yes</b> – this is urban development project on a site of more than 5ha and therefore, exceeds the threshold for Schedule 2 projects.
Is the proposed development in a sensitive area as defined in Regulation 2? (SSSI, National Park, property on World Heritage List, Scheduled Ancient Monuments, AONB, SPA or SAC)	<b>No</b>

### **Schedule 3 – Selection Criteria for Screening Schedule 2 Development**

<b>1. Characteristics of Development</b>	<b>Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)</b>	<b>Significance (direct and indirect)</b>
a) Size and design of development (e.g. site area, scale)	The site area is 6.82ha on land that is partly greenfield, though there are some unused buildings currently on site. The development would consist of up to 90 dwellings with access from Billingshurst Road. The western part of the site would provide sport pitches and an associated changing area. The site partly abuts the built up area boundary of Ashington. There are detached residential properties adjacent to the eastern boundary, woodland to the south and a caravan park to the north. To the west lies open countryside. A public right of way traverses the site (north-south) and another path is present along the northern boundary of the site.	
b) cumulation with other existing or approved development	Other development in the immediate area is for smaller scale residential and a petrol filling station further to the east adjacent to the A24.	
c) the use of natural resources, in particular soil, water and biodiversity (e.g. land, water, materials, energy – non renewable or in short supply?)	Resources would be use during the construction phase from the loss of land and materials to construct the development. During the operational phase energy and water would be used by the residents and to a lesser extent in the sport facility. The amount of resources that would be used is dependent on the	Low to medium

	<p>construction used for the homes and sports facility. Sustainable construction techniques would reduce the use of energy and water.</p> <p>The loss of the land would be irreversible but this is 3 grade land and is, therefore, moderate quality.</p> <p>There is a primary habitat of deciduous woodland to the south of the site which would need to be protected during the construction phase.</p> <p>From the information currently available there are not any protected species present on the site but it is noted that further ecological survey work is being undertaken. Appropriate mitigation will be required if the presence of protected species is confirmed. One such species is bats as the site lies within a bat substance zone. Further comment on this issue is included in section 2 v).</p>	
d) the production of waste (demolition, construction, operation and decommissioning?)	<p>Waste would be generated during the construction phase and there are buildings on site that would need to be demolished. During the operational phase waste would primarily be generated from the residential use. A smaller amount of waste would be created from the sports facility in the western part of the development. None of the waste produced would be significant. Some of the site waste during both the construction and operational phase could be recycled; a domestic recycling scheme is operated by the local council.</p>	Low
e) pollution and nuisances (e.g. potential for noise, dust, vibration, light, odours, production of substances / emissions which may damage environment -construction, operation and decommissioning t)	<p>Pollution from noise and dust would be generated during the construction phase. Traffic during both the construction and operational phase would generate noise. The impact of both of these impacts can be mitigated during the normal planning process. The information provided to date suggests that enhancements to the footway and the Public Right of Way will improve pedestrian connections to the village.</p> <p>A further pollution concern is in relation to potential contaminated land due to previous uses in the development site. The Soil and Agricultural Desk Study concluded that further analysis is required to demonstrate that the site is suitable for the intended use given the presence of made ground on the site.</p>	<p>Low to medium.</p> <p>A Traffic Assessment would be required as part of the planning application.</p> <p>Full soil analysis to be completed and submitted as part of the planning application.</p>
f) the risk of major accidents and/or disasters including those caused by climate change, in accordance with scientific knowledge	<p>The risk of accidents and disaster in relation to both the construction and operation phase are low</p> <p>The risks associated with climate change are less certain. The site has areas with a medium risk from surface water flooding which could be increased by the effects of climate change, however, these risk are low and can be mitigated by appropriate flood risk management.</p>	<p>Low</p> <p>Flood Risk Assessment and Surface Water Drainage Strategy is required as part of the planning application.</p>

2. Location of Development: the environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular to	Description (include permanent / temporary impacts, positive and / or negative impacts / likelihood of impact as applicable)	Significance
<p>a) the existing and approved land use</p> <p>b) the relative abundance, availability, quality and regenerative capacity of natural resources in the area and its underground (common land use? Quality of land / designations / protected species – would development lead to irreversible loss of key qualities or resources in the area?)</p> <p>c) the absorption capacity of the natural environment, paying particular attention to</p>	<p>The existing site is predominantly greenfield and was in agricultural use. It is grade 3 land which is good to moderate but not the highest quality agricultural land and is not therefore, a rare resource in the district.</p> <p>The woodland to the south of the site is a primary habitat; deciduous woodland and there is evidence of bats foraging</p>	<p>Low</p>
<p>i) wetlands, riparian areas, river mouths (e.g. floodplains, impacts on drainage, aquifers)</p>	<p>The land is in Flood Zone 1 which gives a less than 1 in 1,000 annual probability of river or sea flooding (&lt;0.1%). However, there is a medium risk of surface water flooding (both 1:30 and 1:100 year storm events) which would need to be addressed as part of the development.</p>	<p>Flood Risk Assessment and Surface Water Drainage Strategy are required as part of the planning application</p>
<p>ii) coastal zones and marine environments (any potential for the scheme to impact on coastal areas e.g. runoff etc)</p>	<p>N/A</p>	<p>None</p>
<p>iii) mountain and forest areas (impacts on wooded areas, including any designated areas of ancient woodland / TPOs).</p>	<p>No woodland within the site is protected but a woodland adjacent to the southern boundary is a primary habitat; namely deciduous woodland. There are also trees subject to Tree Preservation Orders adjacent to the eastern boundary but more importantly near to where the new access is proposed.</p>	<p>Low to medium</p>
<p>iv) nature reserves and parks (e.g. any impacts on designated nature conservation sites / other areas of nature conservation importance?)</p>	<p>There are no sites with designated nature conservation importance within the site. The development abuts a primary woodland habitat and is within a bat sustenance zone. More detail on the latter can be found in section v)</p>	<p>Low to medium</p>
<p>v) European sites and other areas classified or protected under national legislation (this therefore includes areas designated pursuant to Directive 79/409/EEC (conservation of wild birds) and Directive 92/43/EEC (conservation of habitats and fauna and SSSI's) (In particular the Arun valley SPA and The Mens -Barbastelle bat flightlines are a key consideration here. Any other European protected species present that could be affected?)</p>	<p>The development site is not within an area classified or protected under national legislation. However, it is within a bat substance zone associated with The Mens SAC. Ecological advice suggests that the developable area is of low value to commuting/foraging bats, although hedgerows and adjacent woodland may be of higher value. A Bat Survey is essential for this site to identify the potential impact of the development on barbastelle bats which are a qualifying feature for the Mens SAC. Once the results of this survey are known a report to inform Habitats Assessment Regulation Screening will be required</p>	<p>Medium</p> <p>Bat survey needs to be completed which may result in the need for a Habitat Assessment Regulation Screening as the site is within a bat sustenance zone. The latter may</p>

	<p>under Regulation 61 of the Conservation of Habitats and Species Regulations 2010. The results of the survey and potential HRA will ensure that appropriate mitigation can be implemented if required to reduce any negative impacts on this protected species.</p>	<p>require appropriate mitigation to be included in the planning application e.g. appropriate lighting strategy and replacement hedgerows and trees</p>
<p>vi) areas in which there has already been a failure to meet environmental quality standards laid down in Union legislation or in which it is considered that there is such a failure (any areas already subject to pollution or damage – include impact on any AQMAs).</p>	<p>There are no AQMA's in Ashington. The nearest is in Storrington village centre. Some of the traffic generated from the development could impact on this existing AQMA but this is not likely to be significant.</p>	<p>Low to medium</p>
<p>vii) densely populated areas (size of population affected, changes to demography, lifestyles, employment etc)</p>	<p>Ashington has a population of approximately 2,500. The development would provide new housing and of more direct impact recreational facilities that could be used by the local population. The new housing would increase the population of Ashington but the size of the development would not increase this dramatically. The main impact on the local population would be from traffic generated during both the operational and construction phases of the development. The former would also create noise, dust and vibration which would affect the residents of the existing properties that abut the site.</p>	<p>Low</p>
<p>viii) landscapes of historical, cultural or archaeological significance</p>	<p>There are Listed Buildings situated opposite the proposed access to the site. The three properties are all Grade II. A fourth Listed Building (Yew Tree Cottage) lies further south on the eastern side of Billingshurst Road. There are also non-designated assets in the area. All of these could be impacted by the proposed development.</p> <p>In terms of landscape the site is not near or within a designated area. Comments from the landscape officer at the council suggests that the proposed mitigation and long term landscape and ecological management objectives offset any identified landscape impacts in the Landscape and Visual Impact Assessment. Any detailed landscape issues can be addressed through the normal planning process.</p> <p>There are no sites designated for their archaeological value either within or adjacent to the site. The Archaeological Desk Based Assessment indicates that there is low potential for archaeological remains in the development site. An archaeological evaluation should be carried out prior to development to confirm this position which can be enforced via appropriately worded planning condition.</p>	<p>Low to medium</p> <p>Heritage impact to be provided as part of the planning application</p>

3. Types and Characteristics of the potential impact: The potential significant effects of development must be considered in relation to criteria set out under 1 & 2, having particular regard to:	Description	Significance
a) the magnitude and spatial extent of the impact (geographical area and size of the affected population)	The impacts from the construction phase would mostly be restricted to the properties that abut the site. However, traffic generation in both the construction and operational phase would have an impact over a wider geographical area but the magnitude of the impact would not be large	Low
b) the nature of the impact	The main impacts are likely to be from noise, dust and vibration during the construction phase and traffic generation from both the construction and operational phase. There is also likely to be an impact on heritage assets.	Low
c) the transboundary nature of the impact (any international impacts?)	N/A	None
d) the intensity and complexity of the impact (e.g. overall size, scale, combination of impacts)	Most of the impacts are likely to local e.g. noise, flooding and on heritage assets. Those that could affect a larger area are traffic generation and potential to impact on the bat flight lines and foraging.	
e) the probability of the impact (e.g. overall probability of impacts identified above)	The likelihood of the impacts during the construction phase are high but can be mitigated through appropriate planning condition. Traffic generation is also highly probable due to the village location of the development. Some mitigation is possible through improved pedestrian access to the village centre. The probability of the impact on heritage assets is also highly likely.	Low - medium
f) the expected onset, duration, frequency and reversibility of the impact (demolition, construction, operation and decommissioning)	<p>Impacts such a noise, vibration and dust would commence at the start of the construction phase and would be frequent during this time. Potential impacts from flooding could commence after construction but would not be frequent.</p> <p>The impact on biology, via disrupting bat flight lines and foraging, could commence during construction and continue during the operational phase. From the information currently available this impact is unlikely and if bats are shown to be present mitigation measures could reduce the impact.</p> <p>There would be an ongoing impact from traffic generation but this would not be significant given the size of the development in</p>	Low - medium

	proportion to the number of houses in the village. The other ongoing impact would be on heritage assets but landscaping would help to soften this impact.	
g) the cumulation of the impact with the impact of other existing and/or approved development	Other residential developments have permission in the area but these are not large and the cumulative impact is not likely to significant	Low
h) the possibility of effectively reducing the impact	The main effects of noise, flooding and impact on biodiversity and heritage assets are likely to be reduced through appropriate mitigation imposed through relevant planning conditions. Traffic will be generated during the operational phase which due to the location of the development will be less easy to mitigate. However, the significance of this impact is unlikely to be high.	Low to medium

## Conclusion

<b>EIA Required?</b>	<b>No</b>
<b>Statement of reasons</b>	<p>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 mitigation measures. Most of the potential impacts can be mitigated through relevant planning conditions. Overall based on the information provided in the Screening Request the effects of the development are not sufficient enough to require an Environmental Impact Assessment. However, the following will need to be provided as part of the planning application to ensure that the effects of the development are mitigated:-</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment and Surface Water Drainage Strategy</li> <li>• Traffic Assessment</li> <li>• Bat survey and potential Habitat Regulations Assessment screening assessment (depending on the outcome of the former survey)</li> <li>• An archaeological assessment</li> <li>• Detailed information on impact on heritage assets</li> <li>• Soil analysis</li> </ul>
<b>Date</b>	3 <sup>rd</sup> August 2017